



15

Bathsheba Community Plan

This Community Plan provides additional policy direction for Bathsheba community core and is designed to be read in conjunction with the national Physical Development Plan policies. It provides a framework for Bathsheba's continued development as a Local Centre and National Park Village with a focus on tourism.

DRAFT
February 2017

➔ 15.1

Introduction to the Community Plan

Bathsheba is a National Park Village and has also been designated a Local Centre in the Physical Development Plan Amendment. This is the first Community Plan for Bathsheba to be included in the Physical Development Plan, and builds on direction for Bathsheba as a National Park Village in the PDP Amended 2003 and the National Park Development Plan.

Bathsheba is an important tourism-focused community within the National Park, serving a local function for the residents and tourists visiting the Park. The PDP Amendment outlines strategic and land use policies to strengthen the community's role in the green economy as a nature tourism centre. The Community Plan focuses on the core area of Bathsheba along Highway Z, from the Atlantis Hotel to just past the former New Edgewater Hotel. The community core contains St. Aidan's Church, several coastal/beach parks, the Tent Bay fish landing site and some tourist accommodations and amenities.

The Community Plan provides policies for Bathsheba related to sustainable development, natural heritage, tourism, mobility, and infrastructure. It is focused on increasing Bathsheba's amenity and attractiveness as a tourism base from which to explore the surrounding cultural and natural attractions of the National Park.

This Community Plan includes the following sections:

- 15.1** Introduction to the Community Plan
- 15.2** Today: Context and Challenges
- 15.3** Vision, Goals and Objectives
- 15.4** Strategic Policies
- 15.5** Land Use and Built Form Policies
- 15.6** Open Space System
- 15.7** Special Policy Areas



➤ Tent Bay Fish Landing Site



➤ Bathsheba coast looking north towards the Soup Bowl



Key Directions

1. Redevelop the former New Edgewater Hotel as a new tourism development.
2. Develop an Interpretive Centre at the the Hill Crest archaeological site to celebrate the Amerindian heritage in Bathsheba and the National Park.
3. Improve the viewpoint to provide a better visitor experience.
4. Capitalize on the tourism potential of the fishing economy in Bathsheba with an improved fish landing site.
5. Connect Bathsheba to Belleplaine and National Park attractions through a trail network.

15.2

Bathsheba Today: Opportunities and Challenges

Bathsheba is the most southerly of the three National Park Villages and is a sizable coastal community within the National Park. Traditionally a fishing village, it is situated at the sea edge. The community core is comprised of various community, commercial, recreational and some tourist amenities including the Roundhouse and Atlantis Hotels. The New Edgewater Hotel has closed, leaving a large abandoned building at the western edge of the Community Plan area. The resident population is situated on the vegetated hills above, which slope to the base of Hackleton's Cliff and Woods.

The primary economic activity within the village is fishing, supplemented by farming. Commercial enterprises such as rum shop operation, vending and employment related to the tourism are generally located in the community core. There are few other opportunities for local employment and there are several vacant and abandoned lots on the waterfront within the community core.

Bathsheba is known as an important destination for recreational surfing and many visitors enjoy the shallows on the beach. It has long been a popular vacation spot with locals because of its picturesque setting and long views of the East Coast. Organized sight seeing tours generally do not stop long enough to contribute to the local economy because visitor amenity is relatively underdeveloped.

Bathsheba's core is surrounded by the villages of St. Elizabeths, Tent Bay, and Hill Crest, and is accessed by the East Coast Road/Ermy Bourne Highway from both the north and south. It occupies a central location in relation to National Park natural heritage attractions in the area, and is situated along the National Park Scenic Route.

Today Bathsheba faces challenges resulting from relationship between tourism uses and local needs. The challenges in the Bathsheba Community Plan area include:

- Ensuring that the community has a strong tourist draw.
- Recovering from the closure of a major tourist accommodation (the New Edgewater Hotel).
- Shaping the tourist economy in a way that provides benefit to locals in terms of economic opportunity and infrastructure provision.
- Preventing the potential negative effects of tourism on the natural landscape.



- | | | |
|---|--|---|
| Current Building Use | Terrain | Boundaries |
| Commercial | Trees | Community Plan Area |
| Institutional | Beach | Tax Parcel (Source: TCDDO, 2016) |
| Residential | Open Space | Contours |
| Tourism | Water | 5m interval (Source: CZMU, 2015) |

MAP 15A:
Existing Conditions

➔ 15.3

Vision, Goals and Objectives

15.3.1 Vision

Bathsheba will capitalize on its strong natural heritage assets to continue to develop as a tourism-focused National Park Village and Local Centre. It will strengthen its tourism offering, ensuring that local residents reap the economic benefits. Development and investment in Bathsheba will improve the quality and diversity of its amenity for both residents and visitors, while respecting its rural character and quality of life.

15.3.2 Goals and Objectives

Reinforce Bathsheba as a key node of the Barbados National Park System along the National Park Scenic Route.

- Creatively mark the entrance points to Bathsheba along the highway with signage and landscaping.
- Implement wayfinding and signage to indicate local attractions.
- Connect Bathsheba to the National Park trail system.

Enhance the public realm experience for locals and tourists.

- Improve the pedestrian environment on Highway Z.
- Rationalize the provision of parking along the highway.

Develop new and revitalized tourist accommodations.

- Explore adaptive reuse of the former New Edgewater Hotel or redevelopment of tourism accommodations on the site.
- Encourage the continued development of small-scale tourist accommodations on the land side of Highway Z.

Embrace the fishing and agricultural heritage of the area.

- Revitalize the fish landing site.
- Establish a small-scale local food and craft market.



➤ Highway Z, looking south



➤ Bathsheba Beach Park

15.4

Strategic Policies

The strategic policies build on the direction provided by the national strategic policies. They provide localized policy direction to achieve the vision, goals and objectives for Bathsheba.

15.4.1 Promoting Sustainable Development

Bathsheba has a small scale and limited services and amenities, however as a Local Centre and National Park Village it is one of the locations within the National Park to which growth will be directed. Sustainable development in Bathsheba community core should take place primarily through infill and redevelopment. The key opportunity site of the former New Edgewater Hotel is a vacant building that is ideal for redevelopment.

Policies

1. Bathsheba's role as a nature-focused National Park Village and Local Centre will be reinforced.
2. Vacant and underutilized parcels in the community core will be prioritized for infill and reinvestment. In particular, the key opportunity site of the former New Edgewater Hotel will be a priority for redevelopment. Further guidance on this key opportunity site can be found in Section 15.7.
3. Development and investment will enhance Bathsheba community core as a complete, healthy and age-friendly and age-friendly community. This will include:
 - a) Improving walkability.
 - b) Encouraging seniors' housing to locate in Bathsheba community core.
 - c) Improving accessibility to community facilities and businesses for persons with disabilities.
 - d) Promoting local food.
 - e) Developing multimodal transportation options.

15.4.2 Protecting Core Assets Cultural Heritage

The recognition of Bathsheba's cultural heritage, particularly Amerindian history in the area, presents an opportunity to add to the strength of Bathsheba's natural heritage of offering with a complementary tourist draw.

Policies

1. The Government will prepare a statement of significance for the Hill Crest archaeological area.
2. The Government will develop the Hill Crest Amerindian Interpretive Centre as proposed in the National Park Development Plan. Excavations of this site have indicated early Amerindian occupation. Further guidance on this key opportunity site can be found in Section 15.7.

Protecting Core Assets

Natural Heritage

Part of the National Park Natural Heritage Conservation Area falls within Bathsheba community core. There are also numerous other natural heritage assets in the area, which form the basis of Bathsheba's tourism draw. However, they are also sensitive ecosystems which must be treated appropriately in all new development and programming.

Policies

3. Development in Bathsheba will protect and enhance natural heritage assets and improve its resiliency as a coastal community.
 - a) New development will be required to meet the provisions of Section 2.2.2 Natural Heritage System.
4. Strict trail management guidelines will be established to ensure that hikers enjoy the recreational benefits of the trail system without impacting the ecosystems of the National Park.
5. Development in the Bathsheba community core will demonstrate best practices in sustainable design.
6. The gully catchment areas in and beyond the Bathsheba community core will be conserved and enhanced for their natural functions including encouraging biodiversity and providing natural stormwater management.



> Bathsheba Coast looking north

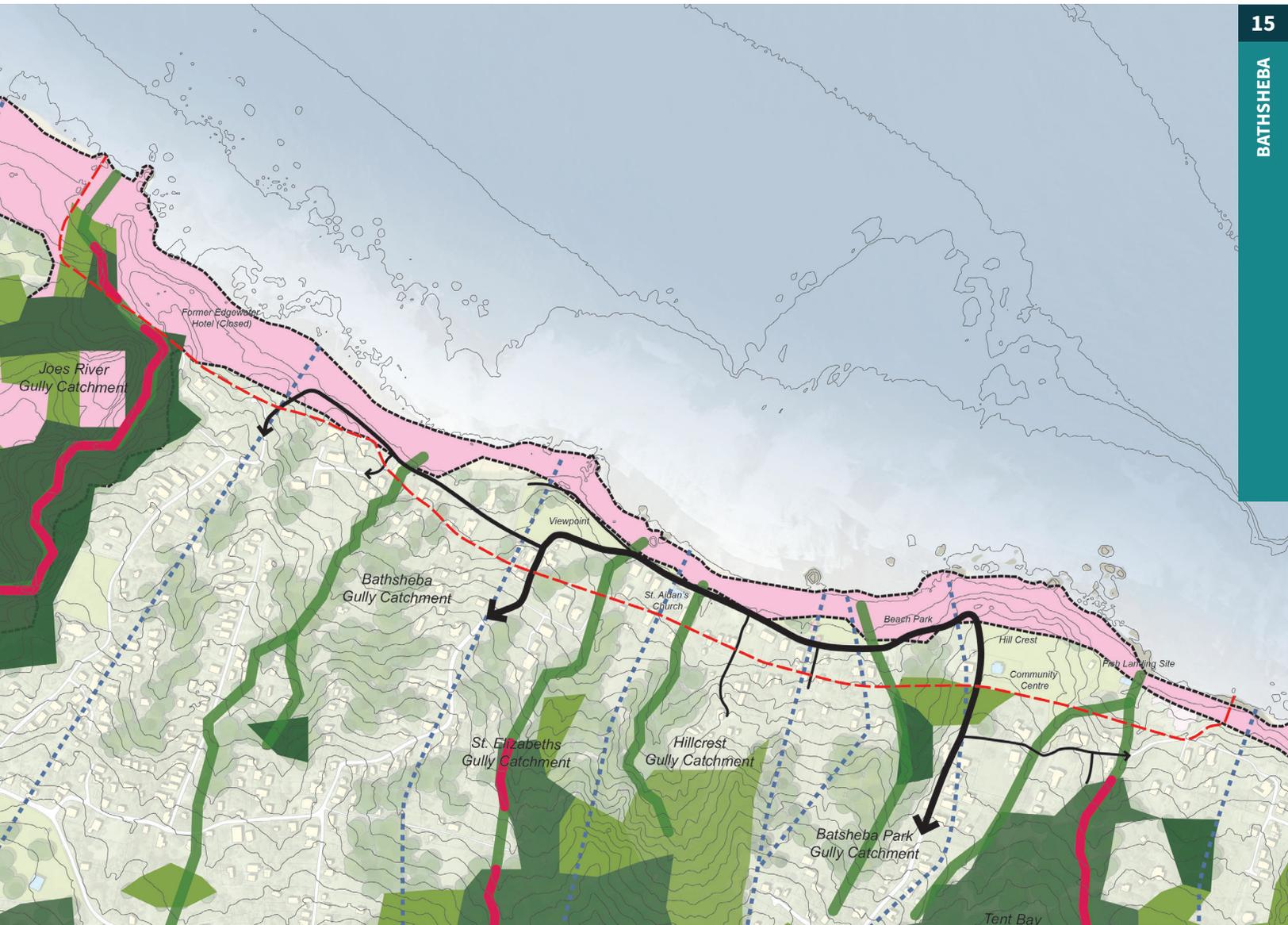
Protecting Core Assets

Food and Agriculture

Tent Bay is designated as a primary fish landing site, one of eight throughout the island. The existing fish market is underutilized and should play an increased role in access to local food. In addition, introducing tourist experiences related to the current and historical fishing industry in the area can increase the industry's economic sustainability.

Policies

7. The primary fish landing site of Tent Bay will be revitalized to encourage its continued use by local fisherfolk and provide a venue for distribution of local food.
 - a) The market should provide visitors with the opportunity to learn about the local fishing industry and heritage, view the cleaning and display of local catch, and purchase fresh fish.
 - b) The market should include:
 - Facilities for cleaning fish and the appropriate disposal of waste materials and runoff;
 - Market kiosks and display areas;
 - Provision for refrigeration, storage and ice making;
 - A snack bar and barbeque grill; and
 - Provision for water and electrical services.
 - c) Expansion of the market's offering to include the produce of local farmers and provide a complete local food experience should be considered.
8. Opportunities will be explored for tourism activities related to agriculture and fishing in the area. These may include:
 - a) Opportunities for tourists to accompany local fisherfolk.
 - b) Local food tours showcasing the agricultural practices of the National Park.



- OS2: Natural Heritage Conservation Area
- Status 1 Gullies (GEMS, 2004)
- Forested Gullies (USI, 2017)
- Gully Catchments Areas (GEMS, 2004)
- Forests over 7m (CZMU 2015)
- Emerging forests 4-7m (CZMU 2016)
- Sand Dunes (PDP 2003)

- Boundaries**
- Community Plan Area
- Contours**
- 5m interval (Source: CZMU, 2015)

MAP 15B:
Natural Heritage and
Hazards

15.4.3 Greening the Economy

Bathsheba has an opportunity to be a model of Barbados' green economy as a key community in the National Park with an economy based around tourism, fishing and agriculture.

Policies

1. The principles of the green economy and nature tourism will be embraced to drive economic regeneration in the Bathsheba community core.
2. The development of small-scale tourism accommodation and facilities will be supported in Bathsheba, including a range of accommodation types, such as inns, hostels, camping sites, eco-lodges and high end accommodation.
3. The Government will facilitate the redevelopment of the former New Edgewater Hotel, which provides an opportunity for the development of larger scale tourist accommodations. Further guidance on this key opportunity site can be found in Section 15.7.
4. Bathsheba's presence as an important waypoint along the National Park Scenic Route will be reinforced.
 - a) The development of amenities catering to long-distance travel will be encouraged, such as food vendors and restrooms.
 - b) Signage along the National Park Scenic Route will direct travelers to Bathsheba and its local attractions.

15.4.4 Advancing Mobility and Accessibility

Bathsheba is an important destination along the National Park Scenic Route. Improving its pedestrian infrastructure and addressing its current problems with informal parking will improve the functioning and experience of the community core for residents and tourists alike.

Policies

1. New development in the Bathsheba community core will support walkability and multimodal transportation choice.
2. The pedestrian route/trail network is an important component of the National Park. Bathsheba will be linked to other coastal communities through the Windward Trail proposed in the National Park Development Plan.

- a) Routes/trails will be marked with wayfinding signage and made accessible to persons with disabilities wherever possible.

3. Highway Z between the community centre and the viewpoint has been identified as a Priority Pedestrian Linkage, as shown on Map 15C.
 - a) Contiguous sidewalks should be built on both sides of the street where possible, with pedestrian crossings added or improved as needed.
 - b) The streetscape should be enhanced with new lighting, furniture and vegetation where street widths are appropriate. Particular attention should be paid to trail entrances and community amenity areas,
 - c) Traffic calming measures should be introduced to reduce vehicular speeds and alleviate the dangers of pedestrian crossings.
4. Cycling will be supported by encouraging the provision of local bicycle routes and trails and bicycling parking.
 - a) Mountain biking trails should be explored as a potential tourist attraction.
5. Parking along Highway Z will be formalized with signage indicating designated parking areas for private vehicles and tour buses.
 - a) Parking areas should have minimal visual impact on the landscape, for example by designing them as a series of laybys rather than a large lot and using gravel rather than paving.

15.4.5 Planning for National Infrastructure

Demonstrating best practices in renewable energy and energy conservation should be a priority in Bathsheba as a National Park Village dependent on the environment for its tourism sector.

Policies

1. The Government will promote the use of renewable energy in Bathsheba community core, including by encouraging the use of rooftop photovoltaics to meet energy needs.
2. New tourism developments will be encouraged to demonstrate best practices in energy conservation and renewable energy use.



- | | |
|---------------------------------|------------------------------|
| Roads | Pedestrian |
| Primary Road | Priority Pedestrian Linkages |
| Secondary Road | Existing Pedestrian Routes |
| On-street parallel parking zone | National Park Windward Trail |

MAP 15C:
Mobility

➔ 15.5

Land Use and Built Form Policies

The following land use policies apply within the boundaries of the Bathsheba Community Plan as shown on Map 15D: Land Use. They are intended to guide development in a manner which supports the strategic policies and enhances the urban fabric, character and economic vitality of Bathsheba. These policies build on the land use and built form policies in Section 3 and are to be read in addition to those policies. Where there is a discrepancy between the policies of Section 3 and of this section the policies of this section apply. Where no land use and built form policies are included in this section the policies of Section 3 apply.

15.5.1 Predominantly Residential Policies

1. Additional permitted uses include:
 - a) Small scale tourism facilities, including short- and long-term accommodation.

15.5.2 Tourism Policies

1. The scale and massing of new tourism accommodations will be appropriate to Bathsheba's location within the National Park.

15.5.3 Institutional

The national policies of Section 3.7 Institutional apply.



➤ Atlantis Hotel, Tent Bay



- Land Use**
- Institutional
 - Predominantly Residential
 - OS4 - Public Parks and Open Spaces
Coastal/Beach Park
 - Tourism

- Boundaries**
- - - Community Plan Area
 - Tax Parcel (Source: TCDDO, 2016)

**MAP 15D:
Land Use**

➔ 15.6

Open Space System

The aim of this section is to establish a hierarchy of open space within Bathsheba for formal and informal recreation and to improve the quality of the environment. Recreational spaces that meet the needs of the community are an important component of healthy communities, providing opportunities for physical activity. Designated open spaces are protected for this function.

These policies build on the parks and open space policies in Section 4 and are to be read in addition to those policies. Where there is a discrepancy between the policies of Section 4 and of this section the policies of this section apply.



➤ Caption

15.6.1 OS1 - Barbados National Park

National policies for the National Park in Section 4.2 apply.

15.6.2 OS2 - Natural Heritage Conservation Areas

The National Park Natural Heritage Conservation Area extends throughout the Bathsheba coast (see Map 15B Natural Heritage).

National policies for Natural Heritage Conservation Areas - Land in Section 4.3.1 apply.

15.6.3 OS4 – Public Parks and Open Spaces

Coastal/Beach Park

The Bathsheba Beach Park is a Coastal/Beach Park and a well-used public open space.

Policies

1. The Government will protect Coastal/Beach Parks from erosion and the effects of climate change by implementing erosion mitigation measures such as hard and soft coastal protection.
2. The Windward Trail will be marked and maintained throughout the Coastal/Beach Park.



 Key Opportunity Sites:
A. Former New Edgewater Hotel
B. Viewpoint

 National Park Windward Trail

MAP 15E:
Public Realm

➔ 15.7

Special Policy Areas

15.7.1 Key opportunity sites

Policies in this section provide additional guidance for from key opportunity sites that have been identified in Bathsheba community core.

Former New Edgewater Hotel site

The New Edgewater Hotel closed its doors in 2012, leaving the former 24-room hotel building a hollowed shell on the edge of Bathsheba community core. A picturesque location overlooking the ocean, the site is suitable for continued use as tourist accommodations. Redevelopment would provide a valuable economic stimulus to Bathsheba.

Policies

1. The Government will encourage and facilitate the redevelopment of the site of the former New Edgewater Hotel.
2. Development will be anchored by a tourist accommodation, but may include additional complementary uses such as restaurants or gift shops.
3. The redevelopment of the site will create employment opportunities for the local community.
4. The design of the site will align with the principles and objectives of the National Park, including a focus on sustainable design and the protection of natural heritage assets.



➤ Former New Edgewater Hotel

Viewpoint

The Viewpoint is a hill on the north side of Highway Z, overlooking the ocean. Centrally located in the core of Bathsheba, it is a popular location for tourists to view and experience the rugged waterfront landscape. The Viewpoint site can be enhanced to take full advantage of its natural assets.

Policies

1. A landscape design plan will be commissioned for the site.
 - a) The landscape design plan will consider options for the remaining building foundations, such as removing them (if it is determined that they have no historical significance) or incorporating them into the landscaping of the site.
 - b) Landscaping should respect the rugged nature of the National Park and use native species.
 - c) Interpretive signage should celebrate the natural heritage and cultural heritage of Bathsheba and point out local attractions.
 - d) Benches and waste receptacles should be provided.
 - e) Site design will incorporate a formalized parking area.
2. The gravel pathway at the base of the Viewpoint, adjacent to the water, will be formalized and upgraded.



> Highway Z at the viewpoint



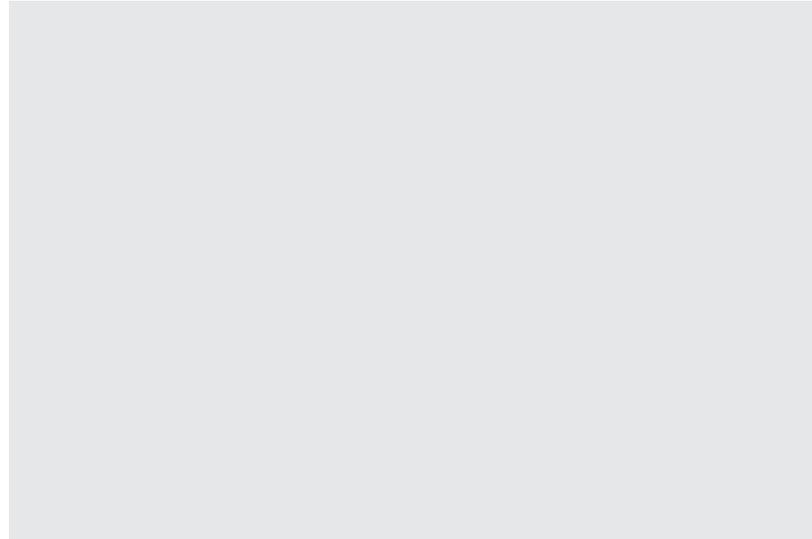
> Bathsheba coast, looking from the Viewpoint

Hill Crest Amerindian Interpretive Centre

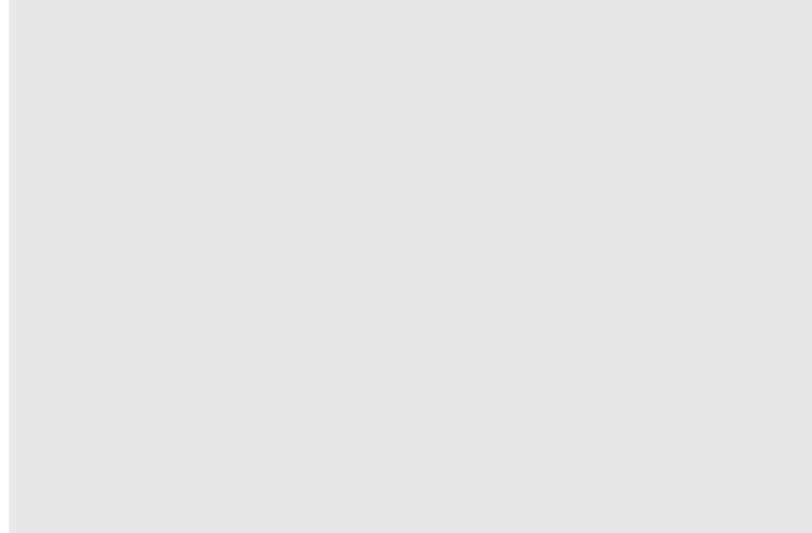
The National Park Development Plan proposed a Hill Crest Amerindian Interpretive Centre presenting historical and archaeological information relating to Barbados' Amerindian heritage at the Hill Crest archaeological area. The site is government-owned and adjacent to the Bathsheba Community Centre, currently in public use. The Interpretive Centre would help to celebrate and develop Bathsheba's cultural heritage assets.

Policies

1. The Government will develop an Amerindian Interpretive Centre on the Hill Crest site.
 - a) The Centre will promote increased knowledge and awareness of the cultural heritage, history and archaeology of Barbados.
2. The facility should include:
 - a) Displays and exhibits;
 - b) Washrooms;
 - c) Parking;
 - d) Ancillary retail such as a cafe or gift shop; and
 - e) Ancillary facilities for the cleaning, registration and storage of artifacts.
3. The Centre is proposed to be developed through the restoration and reuse of an abandoned residential building on the site or through new construction.
4. The Centre will be promoted as part of the cultural heritage offering of Bathsheba and the National Park.
5. The Centre will be linked to the proposed Windward Trail.
6. Every effort will be undertaken to minimize the impact of parking on the surrounding residential area.



> Caption



> Caption