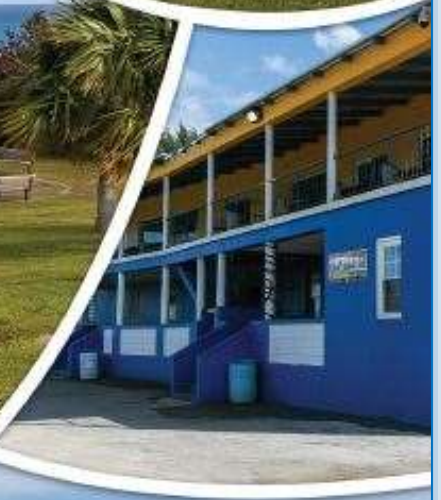


**DRAFT**

# St. David's Community Plan

*Statement and Action Plan*



GOVERNMENT OF BERMUDA  
Department of Planning

**BLDC**

BERMUDA LAND DEVELOPMENT COMPANY LIMITED

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## Section 1: Introduction

### 1.1 Purpose of the Community Plan

The St. David's Community Plan 2022 is a Local Community Plan for St. David's Island and has been prepared in accordance with the provisions of Part III of the Development and Planning Act 1974. The Community Plan provides additional localized policy direction for the community of St. David's to support the broader goals, objectives and policies of the strategic island-wide Bermuda Plan 2018 (and any subsequent revisions).

The aim of the Community Plan is to highlight what the community values most about St. David's, and to identify improvements needed to enhance the residents' quality of life and to support those who work in and visit St. David's. The Community Plan provides a framework for continued investment in creating economic opportunities in the area, and improved services and amenities for the St. David's community. At the same time, it intends to preserve what makes St. David's unique and special.

The St. David's Community Plan comprises two documents - the *St. David's Community Plan Background and Issues Report* and the *St. David's Community Plan Statement and Action Plan*.

The *St. David's Community Plan Background and Issues Report* constitutes the formal 'Report of Survey' which is required in the preparation of development plans, and the 'descriptive matter' required in the preparation of local plans, as stated in section 6(5) and section 7(4) respectively, of the Development and Planning Act 1974. It provides an outline of the main steps involved in preparing the St. David's Community Plan and includes background research and data collection on St. David's population, economic, social and environmental profile. It also describes the community engagement work conducted and the community feedback received which have shaped the vision, goals, objectives and proposed action items that are detailed in this document, the *St. David's Community Plan Statement and Action Plan*.

Priorities, timelines and stakeholders are suggested for each action item of the *St. David's Community Plan Statement and Action Plan* to help guide implementation and achievement of the objectives and to develop better synergy and collaboration between Government, the BLDC, the private sector and non-governmental organisations. Some of the action items are 'quick wins' whereas others involve longer term, site specific development schemes.

The intent is for the St. David's Community Plan to be a 'living plan' which evolves over time, is continuously updated, and is actively used to help guide future development and the provision of new services and amenities in St. David's.

### 1.2 St. David's Profile

St. David's is a close knit community, proud of its rich heritage and culture, and protective of its Island's tranquility and natural beauty. Comprising some 1,312 acres and with a population of 2,349 residents,

St. David's has some of the most beautiful parks, beaches and historic buildings in Bermuda, and is a popular destination for a range of sport activities (see Figure 1).



Figure 1: St. David's Profile

### 1.3 Vision, Goals and Objectives

The vision for the St. David's Community Plan is captured in the following statement and diagram (see Figure 2).

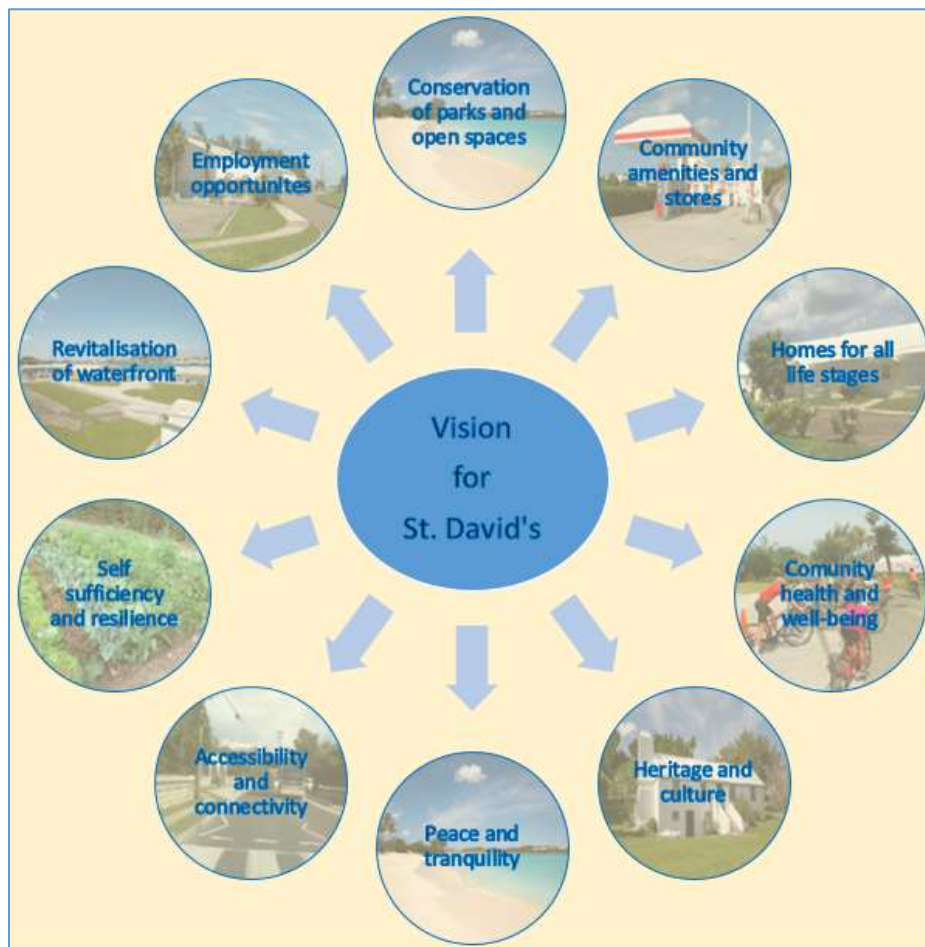


Figure 2: Vision for St. David's

In order to deliver this Vision for St. David's, the St. David's Community Plan seeks to address the following goals:

- Goal 1: To enrich the health and well-being of the St. David's community**
- Goal 2: To create opportunities to support St. David's growth and viability as an attractive place to live, work and play**
- Goal 3: To promote and preserve St. David's rich heritage and culture**
- Goal 4: To create a greater sense of place and identity, particularly within Southside**
- Goal 5: To improve accessibility and connectivity within St. David's**
- Goal 6: To support the growth of St. David's as a sustainable and resilient community**

## **1.4 Objectives, Action Plan and Implementation**

The proposed action plan comprises key objectives and action items to achieve each goal of the vision. The objectives are derived from feedback and recommendations received through community engagement, discussions with stakeholders, research and observations. For each objective, a list of proposed action items are provided in a table, as well as suggested stakeholders to involve in discussions and implementation.

Each action item is assigned a priority (high, medium or low) and a proposed timeline from short term (within the next 2 years), medium term (within 2 to 5 years) to long term (5 years+). Action items which have started, have been completed within the last 6 months, or are ongoing, are also identified. A phased approach is proposed from the highest priority developments, services and amenities to meet the immediate needs of the community to the full vision of realizing the potential for St. David's as a growing, healthy and thriving community – socially, environmentally and economically.

Proposal maps are provided to illustrate the area based objectives and action items. Four main area based objectives comprise 'Opportunity Sites' which have more detailed site specific objectives and design criteria to guide their future development. These are discussed in Section 3 of this *St. David's Community Plan Statement and Action Plan*.

## Section 2: Creating a Stronger, Healthier St. David's

### 2.1 Community Health and Well-Being

#### Goal 1 - Community Health and Well-Being

To enrich the health and well-being of the St. David's community



#### Objectives

- CH1: Protect and enhance St. David's natural environment, coastal areas, parks and green spaces, and provide greater accessibility to them
- CH2: Create a mixed use community precinct which provides commercial amenities and services, generates vitality, and enhances community togetherness and connectivity
- CH3: Help build a healthy and sustainable community by encouraging local food production and facilitating easier access to healthy, fresh food
- CH4: Facilitate the provision of educational, health and welfare, and other services to meet the needs to the community
- CH5: Promote and enhance St. David's significant sport and recreation facilities and opportunities
- CH6: Improve stakeholder communication and community engagement to identify and address community needs, and align with resources and initiatives

Table 1: Community Health and Well-Being Objective CH1

<b>Objective CH1: Protect and enhance St. David's natural environment, coastal areas, parks and green spaces, and provide greater accessibility to them</b>				
<b>Action Item</b>	<b>Stakeholders</b>	<b>Comment</b>	<b>Priority</b>	<b>Timeline</b>
Identify St. David's Nature Reserves, Parks and Parkettes and opportunities to create new parks (see Figure 3)	Department of Planning, Department of Parks, Department of Environment and Natural Resources, BLDC	St. David's Community Plan	Med	Started
Continue to protect Nature Reserves and Parks as conservation zones and identify sensitive coastal areas which should be zoned for conservation (see Section 3.6 and Figure 17)	Department of Planning, Department of Parks, Department of Environment and Natural Resources, BLDC	St. David's Community Plan and update to Bermuda Plan 2018	High	Short



**Objective CH1: Protect and enhance St. David’s natural environment, coastal areas, parks and green spaces, and provide greater accessibility to them**

<b>Action Item</b>	<b>Stakeholders</b>	<b>Comment</b>	<b>Priority</b>	<b>Timeline</b>
Create/update Park Management Plans for all St. David’s National Parks	Department of Parks, National Parks Commission	Identify resources - Department of Parks posts / Landscape Architects	Med	Med
Provide and manage Park amenities - playgrounds, picnic benches, trash bins, bathrooms, fencing/wall repairs, and improve accessibility (hand rails) within St. David’s National Parks	Department of Parks, National Parks Commission	Renovations to playground at Dark Bottom  New picnic tables and benches at Vaughan’s Bay and wall renovations  New fencing on road to Lighthouse  Additional trash bins being sought	High/Med	Short/Ongoing
Explore opportunities for new parks such as historic park at Annie’s Bay and community park at Ruth’s Bay	Department of Parks, BLDC, St. David’s Island Historical Society, community	Identify resources	High/Med	Short/Med
Improve signage to parks (including fitness park), mark and clear trails, woodland management within St. David’s National Parks	Department of Parks, National Parks Commission	Identify resources	High	Short/Ongoing
Explore opportunities for planting of mangroves in suitable coastal locations	Department of Environment and Natural Resources, BIOS	See also objective SR2	High/Med	Short/Med

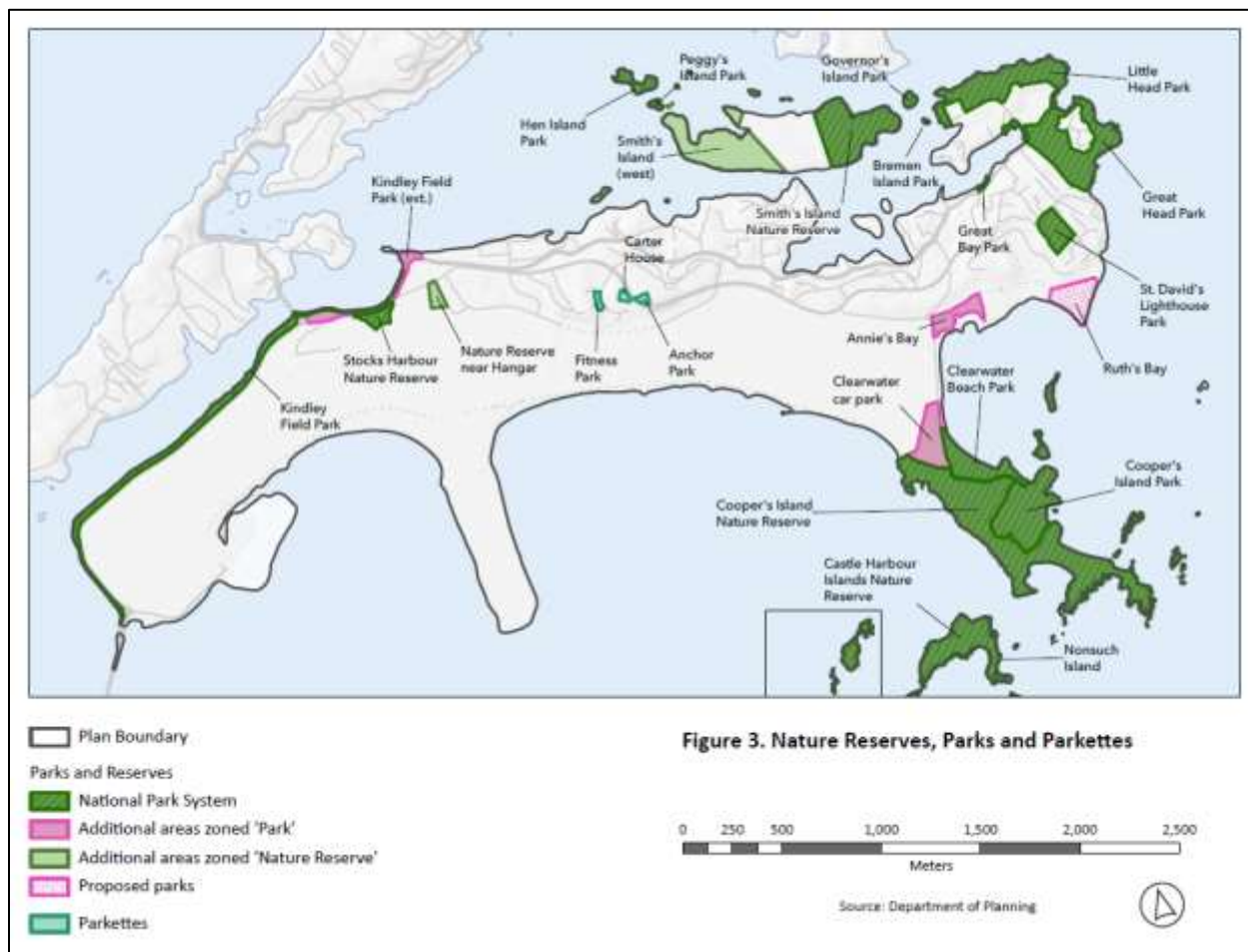


Figure 3: Nature Reserves, Parks and Parkettes

Table 2: Community Health and Well-Being Objective CH2

<b>Objective CH2: Create a mixed use community precinct which provides commercial amenities and services, generates vitality, and enhances community togetherness and connectivity</b>				
<b>Action Item</b>	<b>Stakeholders</b>	<b>Comment</b>	<b>Priority</b>	<b>Timeline</b>
Conduct site assessment and community grocery store survey to determine level of interest and best location for new grocery store and associated services	BLDC, Department of Planning	Site assessment and grocery store survey	High	Completed
Identify and promote the creation of a new neighbourhood centre in and	BLDC, Department of Planning	St. David's Community Plan	High/Med	Started

<b>Objective CH2: Create a mixed use community precinct which provides commercial amenities and services, generates vitality, and enhances community togetherness and connectivity</b>				
<b>Action Item</b>	<b>Stakeholders</b>	<b>Comment</b>	<b>Priority</b>	<b>Timeline</b>
around site of former Whites (see Section 3.2 and Figure 8)				
Attract a new grocery store	BLDC, Food retail stores, Chamber of Commerce, Department of Health	Liaise with existing establishments to gauge interest and discuss options / Issue RFP	High	Short
Attract ATM associated with new grocery store	BLDC, Banks	Liaise with Banks	High	Short
Attract new restaurants and food/dining options	BLDC, Restaurant establishments, Chamber of Commerce, Department of Health	Discussions to gauge interest and discuss options	Med	Med
Attract other retail businesses including a pharmacy	BLDC, Retail businesses, Chamber of Commerce	Discussions to gauge interest and discuss options	Med	Med

Table 3: Community Health and Well-Being Objective CH3

<b>Objective CH3: Help build a healthy and sustainable community by encouraging local food production and facilitating easier access to healthy, fresh food</b>				
<b>Action Item</b>	<b>Stakeholders</b>	<b>Comment</b>	<b>Priority</b>	<b>Timeline</b>
Attract a new grocery store (as above)	BLDC, Retail businesses, Chamber of Commerce, Department of Health	Liaise with existing establishments to gauge interest and discuss options	High	Short
Facilitate the creation of community gardens	Department of Parks, St. David's community /Garden Managers, BLDC, Department of Health	Community Garden in Little Head Park opened in May 2022	High/Med	Ongoing
Explore opportunities for a St. David's Farmers Market, Fish Market and/or FoodPark	Community, BLDC, Bermuda Economic Development Corporation, Department of Health		Med	Med

Table 4: Community Health and Well-Being Objective CH4

<b>Objective CH4: Facilitate the provision of educational, health and welfare, and other services to meet the needs to the community</b>				
<b>Action Item</b>	<b>Stakeholders</b>	<b>Comment</b>	<b>Priority</b>	<b>Timeline</b>
Support the provision of adequate social and health care services for the elderly	Ministry of Social Development and Seniors, BLDC		High/Med	Med
Support nursery schools by identifying appropriately sized premises	BLDC, Department of Health		Med	Med
Assess potential uses of vacant existing buildings to repurpose for community uses	BLDC, Ministry of Public Works, Ministry of Social Development and Seniors, Department of Planning		Med	Med

Table 5: Community Health and Well-Being Objective CH5

<b>Objective CH5: Promote and enhance St. David's significant sport and recreation facilities and opportunities</b>				
<b>Action Item</b>	<b>Stakeholders</b>	<b>Comment</b>	<b>Priority</b>	<b>Timeline</b>
Identify St. David's recreational facilities and opportunities for new or enhanced facilities (see Figure 4)	Department of Planning, BLDC, Youth and Sports, Community	St. David's Community Plan	Low	Med

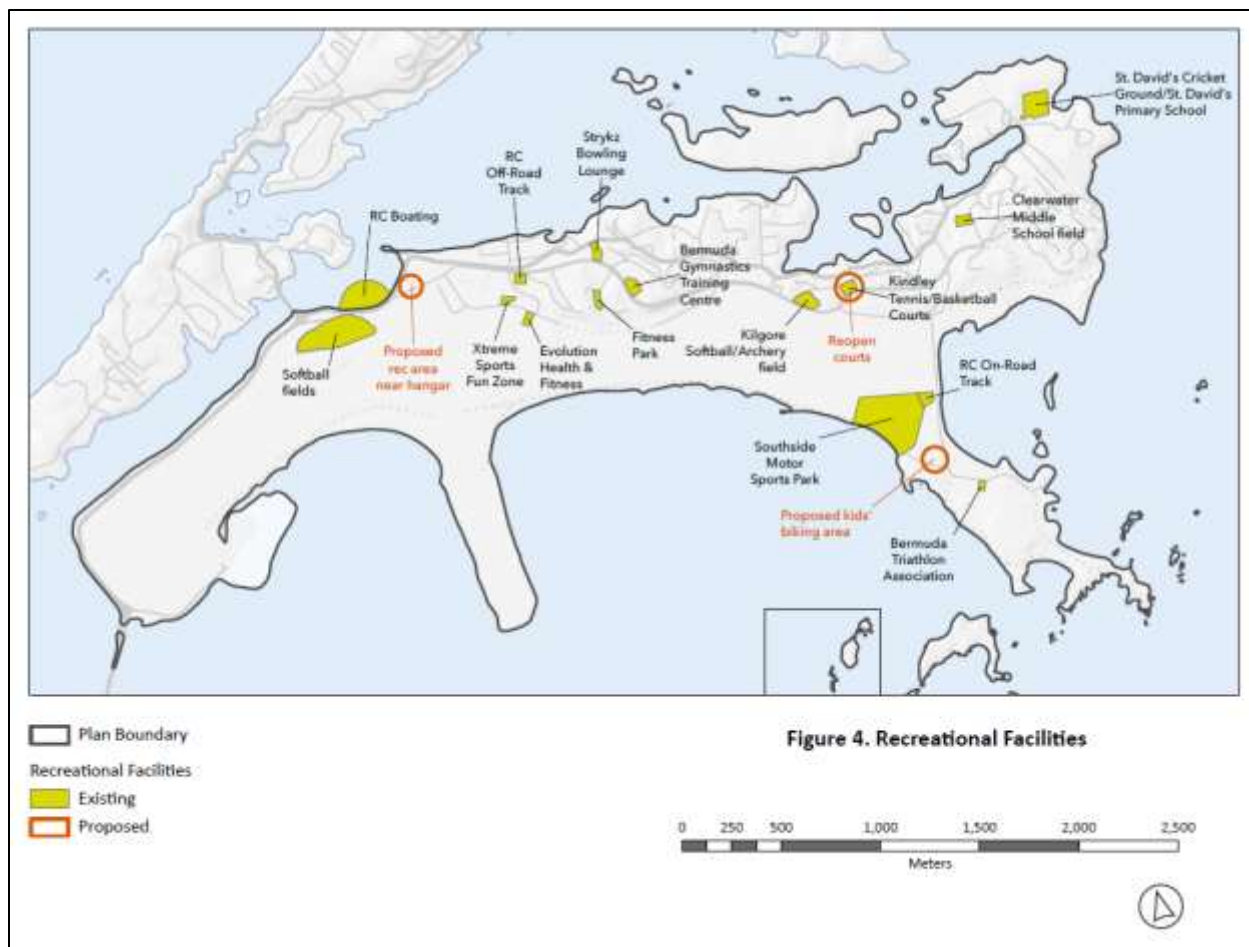


Figure 4. Recreational Facilities

Figure 4: Recreational Facilities

Table 6: Community Health and Well-Being Objective CH6

Objective CH6: Improve stakeholder communication and community engagement to identify and address community needs, and align with resources and initiatives				
Action Item	Stakeholders	Comment	Priority	Timeline
Engage with the St. David's community to understand and address priority needs and aspirations	BLDC, Department of Planning, Community	St. David's Community Survey and Community Grocery Store Survey	High	Started/Ongoing
Address community's concerns regarding noise and fumes from private jet facility	Skyport, Bermuda Civil Aviation Authority	Noise assessment and mitigation measures and regular monitoring taking place	High	Started/Ongoing

<b>Objective CH6: Improve stakeholder communication and community engagement to identify and address community needs, and align with resources and initiatives</b>				
<b>Action Item</b>	<b>Stakeholders</b>	<b>Comment</b>	<b>Priority</b>	<b>Timeline</b>
Improve communication between stakeholders and the St. David's community with regular social media updates, email notifications, and ongoing community surveys and outreach	BLDC, Department of Planning, Community		High	Started/ Ongoing

## 2.2 Growth and Viability

### Goal 2 - Growth and Viability

**To create opportunities to support St. David's growth and viability as an attractive place to live, work and play**



#### Objectives

- GV1: Ensure adequate and up to date utility, technology and transport infrastructure to support the community's existing and future development needs
- GV2: Promote and incentivize the economic revitalisation of Ships Wharf waterfront to bring exciting, new commercial, residential and tourism opportunities
- GV3: Strengthen and promote local economic activity to provide new employment opportunities
- GV4: Identify and promote key residential development opportunity sites and facilitate the development of a range of housing types to meet the different needs of the community
- GV5: Support the visitor economy by encouraging new restaurant establishments and visitor amenities, and providing improved signage and connections to key attractions

Table 7: Growth and Viability Objective GV1

<b>Objective GV1: Ensure adequate and up to date utility, technology and transport infrastructure to support the community's existing and future development needs</b>				
<b>Action Item</b>	<b>Stakeholders</b>	<b>Comment</b>	<b>Priority</b>	<b>Timeline</b>
Installation of new sewage and water lines	BLDC	Under construction	High	Short/ Started

<b>Objective GV1: Ensure adequate and up to date utility, technology and transport infrastructure to support the community's existing and future development needs</b>				
<b>Action Item</b>	<b>Stakeholders</b>	<b>Comment</b>	<b>Priority</b>	<b>Timeline</b>
New road entrance into St. David's by Double Dip and associated road realignment works	BLDC, Ministry of Public Works		High/ Med	Med

Table 8: Growth and Viability Objective GV2

<b>Objective GV2: Promote and incentivize the economic revitalisation of Ships Wharf waterfront to bring exciting, new commercial, residential and tourism opportunities</b>				
<b>Action Item</b>	<b>Stakeholders</b>	<b>Comment</b>	<b>Priority</b>	<b>Timeline</b>
Support and promote mixed use development at Ships Wharf (see Section 3.4 and Figure 10)	Community, Department of Planning, BLDC	Community engagement and preparation of planning brief for Ships Wharf - prime waterfront site	High/ Med	Med
Support the redevelopment and reopening of Higgs Bay Marina	BLDC	RPF issued	High	Short/ Started

Table 9: Growth and Viability Objective GV3

<b>Objective GV3: Strengthen and promote local economic activity to provide new employment opportunities</b>				
<b>Action Item</b>	<b>Stakeholders</b>	<b>Comment</b>	<b>Priority</b>	<b>Timeline</b>
Attract and support small businesses	BLDC, BEDC	Liaise with stakeholders	High/ Med	Ongoing
Offer incentives for business enterprises to locate on key sites by creating an EEZ or Enterprise Zone	BLDC, Ministry of Home Affairs, BEDC	Liaise with stakeholders	High/ Med	Short/Med

Table 10: Growth and Viability Objective GV4

<b>Objective GV4: Identify and promote key residential development opportunity sites and facilitate the development of a range of housing types to meet the different needs of the community</b>				
<b>Action Item</b>	<b>Stakeholders</b>	<b>Comment</b>	<b>Priority</b>	<b>Timeline</b>
Identify and promote key sites for development of seniors	BLDC, Bermuda Housing Trust, Ministry of Social		Med	Med/Long

<b>Objective GV4: Identify and promote key residential development opportunity sites and facilitate the development of a range of housing types to meet the different needs of the community</b>				
<b>Action Item</b>	<b>Stakeholders</b>	<b>Comment</b>	<b>Priority</b>	<b>Timeline</b>
housing (see Section 3.3 and Figure 9)	Development and Seniors, Department of Planning			
Identify and promote key sites for future residential development (see Section 3.5 and Figures 11 to 13)	Department of Planning, BLDC, Bermuda Housing Trust	Liaise with stakeholders. Promote sites - BLDC website and St. David's Community Plan	Med	Med/Long

Table 11: Growth and Viability Objective GV5

<b>Objective GV5: Support the visitor economy by encouraging new restaurant establishments and visitor amenities, and providing improved signage and connections to key attractions</b>				
<b>Action Item</b>	<b>Stakeholders</b>	<b>Comment</b>	<b>Priority</b>	<b>Timeline</b>
Attract and support new visitor amenities and attractions	BLDC, Ministry of Tourism, Bermuda Tourism Authority		Med	Med
Create new and updated signs, information, maps and apps of St. David's visitor amenities and attractions	BLDC, Ministry of Tourism, Bermuda Tourism Authority		High	Short/Med

## 2.3 Heritage and Culture

### Goal 3 - Heritage and Culture

To promote and preserve St. David's rich heritage and culture



#### Objectives

HC1: Improve publicity and signage, and education about historic landmarks to promote St. David's heritage and tourism product

HC2: Support initiatives to restore and preserve St. David's rich cultural heritage



Table 12: Heritage and Culture Objective HC1

<b>Objective HC1: Improve publicity and signage, and education about historic landmarks to promote St. David's heritage and tourism product</b>				
<b>Action Item</b>	<b>Stakeholders</b>	<b>Comment</b>	<b>Priority</b>	<b>Timeline</b>
Support St. David's Island Historical Society's installation of St. David's memorial rock and bronze plaque at Annie's Bay	St. David's Island Historical Society, BLDC, Department of Planning, Department of Culture	Unveiling of St David's Memorial at the "rock" at Annie's Bay, 16 August 2022	High	Complete
Identify St. David's historic attractions and opportunities to improve promotion of them (see Figure 5)	Department of Planning, Department of Culture, Department of Parks, Ministry of Tourism, Bermuda Tourism Authority, St. David's Island Historical Society, St. George's Foundation, World Heritage Site Management Committee	St. David's Community Plan	High/Med	Short
Support existing and explore opportunities for new historic attractions and events	St. David's Islanders and Native Community, St. David's Island Historical Society, Department of Culture	Suggestion for Native American Museum at Lamb house	High/Med	Short / ongoing
Create new maps/apps showing St. David's historic attractions and links to them	Department of Planning, Department of Culture, Department of Parks, Ministry of Tourism, Bermuda Tourism Authority, BLDC, St. David's Island Historical Society	St. David's Community Plan, tourism brochures and social media	High/Med	Short
Create information signs at and on routes to historic attractions	Department of Parks, National Parks Commission, Department of Culture, Ministry of Tourism, Bermuda Tourism Authority, St. David's Island Historical Society		High/Med	Short/ Med
Create St. David's Island historic education programs for schools and visitors	St. David's Island Historical Society, St. George's Foundation, World Heritage Site Management Committee, Department of Culture, Department of Education, Volunteers		High/Med	Short / ongoing

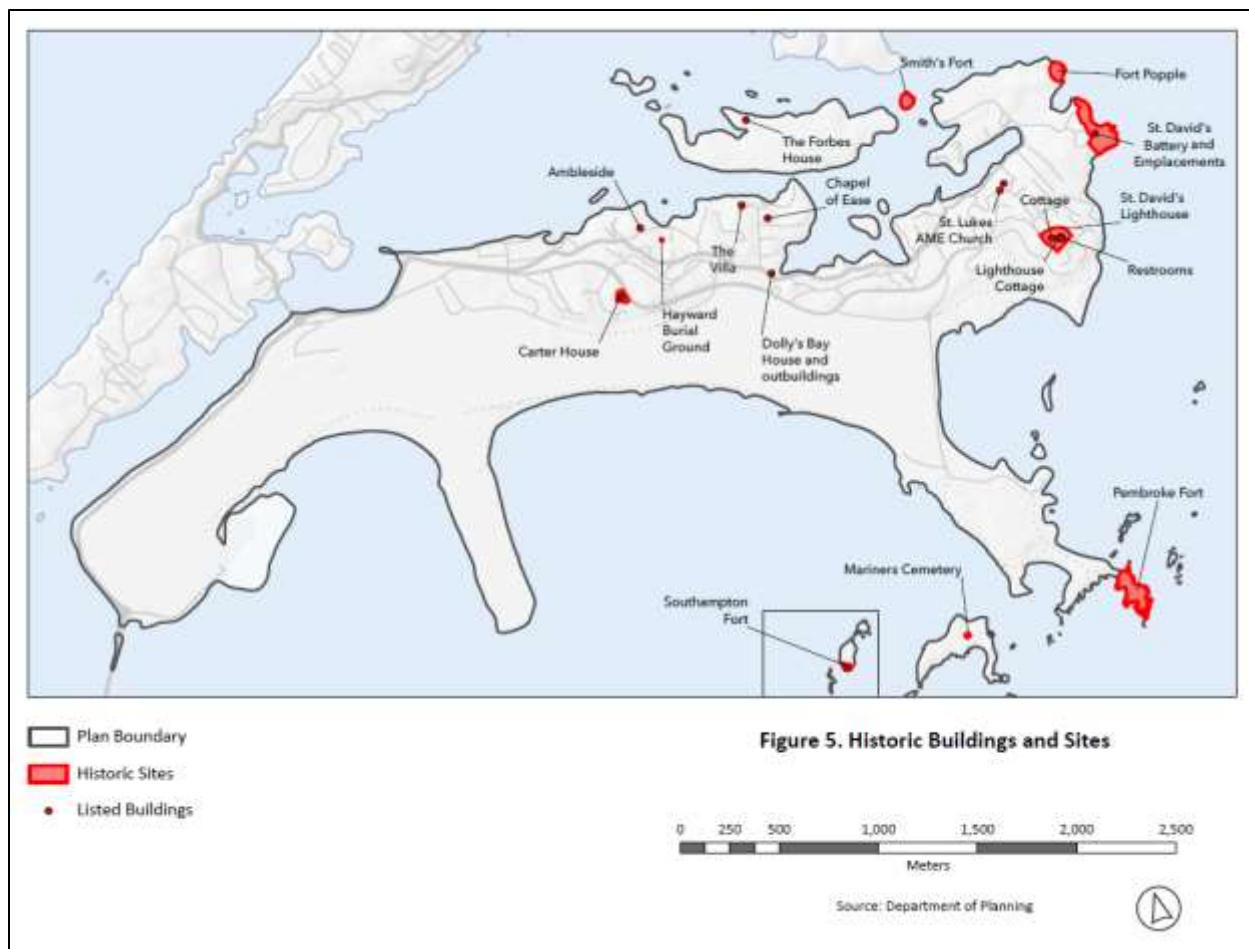


Figure 5: Historic Buildings and Sites

Table 13: Heritage and Culture Objective HC2

<b>Objective HC2: Support initiatives to restore and preserve St. David's rich cultural heritage</b>				
<b>Action Item</b>	<b>Stakeholders</b>	<b>Comment</b>	<b>Priority</b>	<b>Timeline</b>
Assess works required to relocate telecommunication equipment from St. David's Lighthouse and restore and reopen for public access and viewing	Ministry of Public Works, Department of Culture, Department of Parks, National Parks Commission	Staff resources	High	Short
Support restoration works required at St. David's historic buildings particularly St. David's Battery and Lighthouse buildings	Ministry of Public Works, Department of Culture, Department of Parks, National Parks Commission, St George's Foundation, World Heritage Site Committee, Bermuda National Trust	Proposed works to St. David's Battery guns and Base End Station at Lighthouse Park	Med	Med/Long

## 2.4 Sense of Place

### Goal 4 - Sense of Place

To create a greater sense of place and identity, particularly within Southside



#### Objectives

SP1: Create a better sense of place and identity through improved signage, publicity and connectivity

SP2: Ensure a high quality public realm on key development opportunity sites

Table 14: Sense of Place Objective SP1

Objective SP1: Create a better sense of place and identity through improved signage, publicity and connectivity				
Action Item	Stakeholders	Comment	Priority	Timeline
Remove brick BLDC sign at entrance to Southside	BLDC		High	Completed
Remove fencing along St. David's Road	BLDC		High	Completed
Create new and updated signs of historic landmarks, parks and local amenities which reflect the St. David's community	BLDC, Department of Parks, National Parks Commission, St. David's Island Historical Society, schools and community	Design Competition, Community artists	High/Med	High/Med
Create a new sign at entrance to St. David's which reflects the St. David's community	BLDC, schools and community	Design Competition, Community artists	High/Med	High/Med

Table 15: Sense of Place Objective SP2

Objective SP2: Ensure a high quality public realm on key development opportunity sites				
Action Item	Stakeholders	Comment	Priority	Timeline
Require new developments in certain areas to contribute to improvements in the public realm (See Section 3)	Department of Planning, developers, BLDC	St. David's Community Plan and Bermuda Plan 2018 policies	High/Med	Ongoing

## 2.5 Accessibility and Connectivity

### Goal 5 - Accessibility and Connectivity

To improve accessibility and connectivity within St. David's



#### Objectives

AC1: Improve accessibility to and connectivity within St. David's with improvements to public transport services, the pedestrian environment and signage

AC2: Create a well-connected, walkable and safe pedestrian environment by providing more sidewalks, pedestrian links, safe junctions and crosswalks, and additional street lighting

Table 16: Accessibility and Connectivity Objective AC1

Objective AC1: Improve accessibility to and connectivity within St. David's with improvements to public transport services, the pedestrian environment and signage				
Action Item	Stakeholders	Comment	Priority	Timeline
Identify main vehicular, cycle and pedestrian routes and opportunities to create improved connections within St. David's and to its parks, attractions and services (see Figure 6)	Department of Planning, BLDC, Ministry of Public Works/Highways	St. David's Community Plan	High	Started
Remove unattractive and unnecessary fencing along St. David's Road (and in other areas to be identified) to improve aesthetics and connectivity	BLDC		High	Started
Create clear, useful and attractive signage at and to key attractions and services - including Coopers Island Nature Reserve, Salt Marsh and Lighthouse	BLDC, Department of Parks, National Parks Commission, Department of Environment and Natural Resources, Ministry of Tourism	Resources, funding,	High/ Med	Short/ Med
Improve public bus service with more frequent bus schedule	Department of Public Transportation, Ministry of Transport		High/ Med	Short/ Med
Provide new mini bus service	Private transport services	RFP for Southside minibus service	Med	Med/ Long

**Objective AC1: Improve accessibility to and connectivity within St. David's with improvements to public transport services, the pedestrian environment and signage**

Action Item	Stakeholders	Comment	Priority	Timeline
Reinstate ferry service	Ministry of Transport, Marine and Ports	Discussions with Ministry of Transport	Med	Med/Long

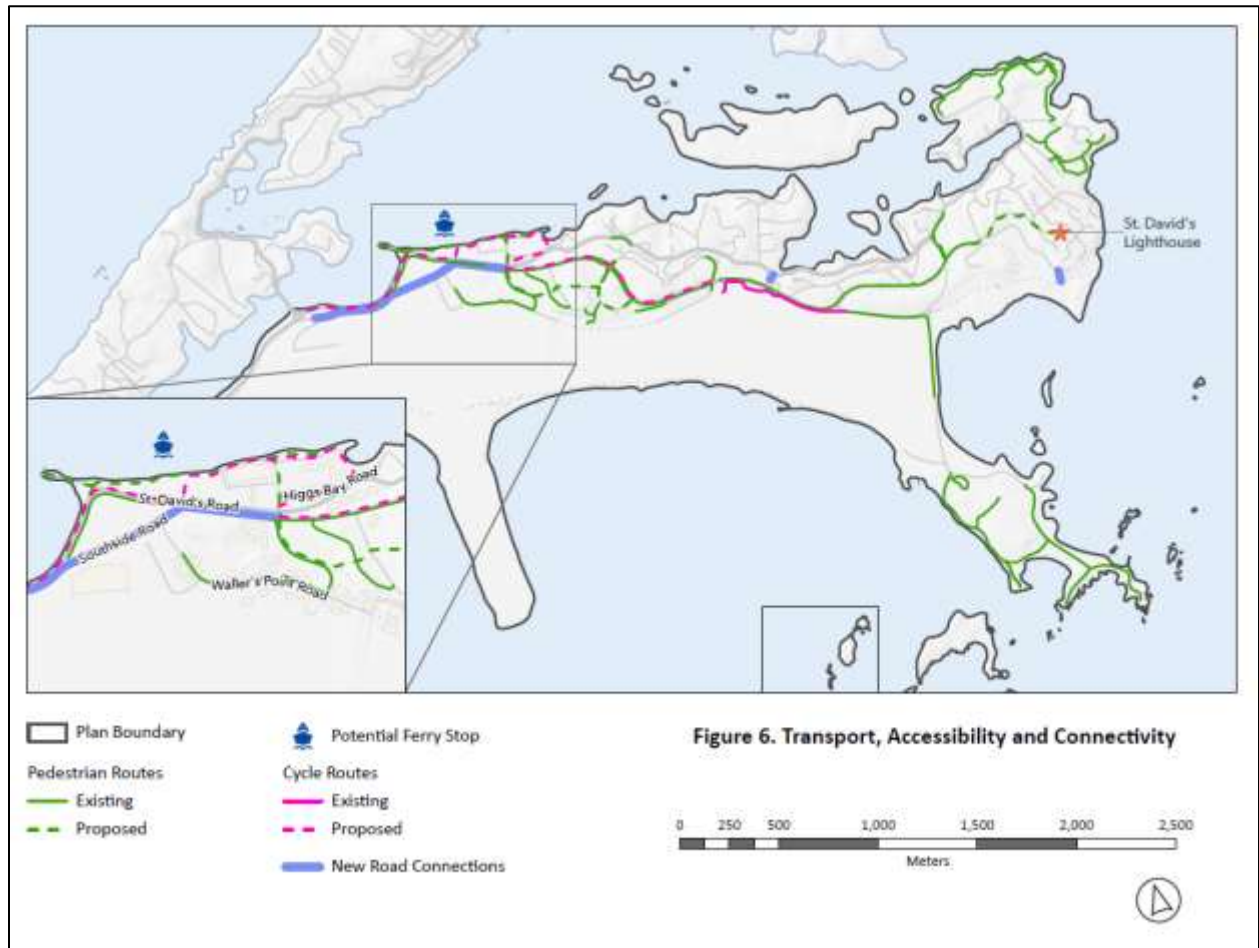


Figure 6: Transport, Accessibility and Connectivity

Table 17: Accessibility and Connectivity Objective AC2

**Objective AC2: Create a well-connected, walkable and safe pedestrian environment by providing more sidewalks, pedestrian links, safe junctions and crosswalks, and additional street lighting**

Action Item	Stakeholders	Comment	Priority	Timeline
Identify opportunities for new sidewalks and new/improved street lighting	BLDC, Ministry of Public Works/Highways		High/Med	High/Med

**Objective AC2: Create a well-connected, walkable and safe pedestrian environment by providing more sidewalks, pedestrian links, safe junctions and crosswalks, and additional street lighting**

Action Item	Stakeholders	Comment	Priority	Timeline
Require new developments in certain areas to contribute to improvements to the pedestrian environment	BLDC, Department of Planning, developer	St. David's Community Plan and Bermuda Plan 2018 policies	High/Med	Ongoing
Encourage the creation of Neighbourhood Watch areas	Police, Community		High/Med	Ongoing

## 2.6 Sustainability and Resilience

**Goal 6 - Sustainability and Resilience**  
**To support the growth of St. David's as a sustainable and resilient community**



### Objectives

- SR1: Ensure the development of high quality, sustainable and resilient buildings, appropriately located and designed to anticipate and withstand severe weather events, and demonstrate best practices in energy efficiency and conservation, and renewable energy
- SR2: Support climate change adaptations to address increases in temperature and greater risks of flooding by creating more green spaces, landscaping, shading and pervious surfaces, and by continuing to limit development in coastal areas
- SR3: Facilitate community environmental education and stewardship, and build community resilience to the impacts of climate change

Table 18: Sustainability and Resilience Objective SR1

<b>Objective SR1: Ensure the development of high quality, sustainable and resilient buildings appropriately located and designed to anticipate and withstand severe weather events, and demonstrate best practices in energy efficiency and conservation, and renewable energy</b>				
Action Item	Stakeholders	Comment	Priority	Timeline
Require new developments and renovations to incorporate sustainable building design	BLDC, Department of Planning, Department of Energy, developers	St. David's Community Plan and	High	Ongoing

<b>Objective SR1: Ensure the development of high quality, sustainable and resilient buildings appropriately located and designed to anticipate and withstand severe weather events, and demonstrate best practices in energy efficiency and conservation, and renewable energy</b>				
Action Item	Stakeholders	Comment	Priority	Timeline
		Bermuda Plan 2018 policies		

Table 19: Sustainability and Resilience Objective SR2

<b>Objective SR2: Support climate change adaptations to address increases in temperature and greater risks of flooding by creating more green spaces, landscaping, shading and pervious surfaces, and by continuing to limit development in coastal areas</b>				
Action Item	Stakeholders	Comment	Priority	Timeline
Review and rezone, as necessary, coastal hazard areas following Ministry of Home Affairs Climate Change Study	Department of Planning, Department of Environment and Natural Resources	Coastal zoning update to Bermuda Plan 2018	High	Short
Explore opportunities for planting of mangroves in suitable coastal locations	Department of Environment and Natural Resources, BIOS	See also objective CH1	High/ Med	Short/ Med
Limit development in coastal and low lying areas	Department of Planning, BLDC	St. David's Community Plan and Bermuda Plan 2018 policies	High	Ongoing
Require new developments to include green spaces, landscaping, shading and pervious surfaces	Department of Planning, BLDC	St. David's Community Plan 2022 and Bermuda Plan 2018 policies	High	Ongoing

Table 20: Sustainability and Resilience Objective SR3

<b>Objective SR3: Facilitate community environmental education and stewardship, and build community resilience to the impacts of climate change</b>				
Action Item	Stakeholders	Comment	Priority	Timeline
Offer community education workshops and information on climate change	Bermuda Red Cross, Department of Planning, Ministry of Social Development and Seniors	Schedule workshop	High	Short
Support the creation and promotion of a climate change exhibit at the St. David's Island Historical Society museum and grounds	St. David's Island Historical Society		High	Short

## Section 3: Community and Development Opportunity Sites

### 3.1 St. David's Opportunity Sites

The following section identifies the main 'opportunity sites' in St. David's which offer significant potential to help achieve the vision, goals and objectives of the St. David's Community Plan.

The proposed community and development opportunity sites are shown in Figure 7 and include:

- A neighbourhood commercial centre at/near the former Whites site
- Social and residential development on Burrows Hill
- Revitalization of the prime waterfront of Ships Wharf
- A range of sites for future residential development

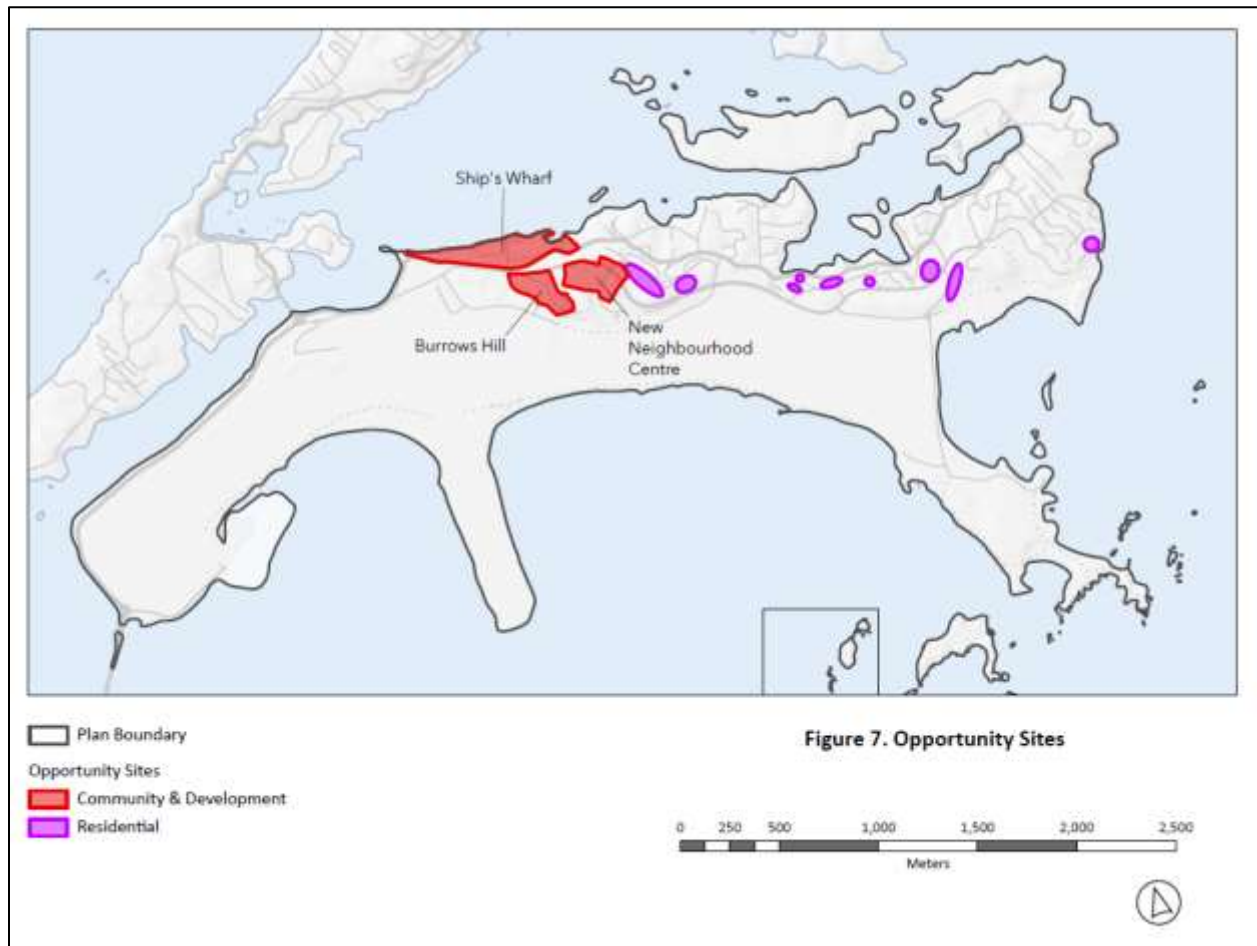


Figure 7: St. David's Opportunity Sites

The objectives for each site reflect the community's current needs and aim to accommodate future demand to support the economic and social development of St. David's. Details of each site's location, characteristics, current planning zonings and permitted uses are provided as well as an indication of



preferred uses, development regulations and design standards. This information can be used to help promote and market these sites and to evaluate the feasibility of development proposals.

## **3.2 Neighbourhood Centre**

### **3.2.1 Community Feedback**

The results of the St. David's Community Survey 2021 showed strong community support for a new grocery store in St. David's, and the community favoured its location on or near the site of the former White's supermarket.

One of the key objectives of the St. David's Community Plan is therefore to facilitate the development of a neighbourhood centre and focal point within St. David's which provides a grocery store and associated services. The long term aim is to create a place which is used by people every day for shopping, dining and meeting up.

### **3.2.2 Site Characteristics**

The area in and around the former White's building has been identified as an 'opportunity site' where a mix of retail and restaurant uses could combine well to produce a vibrant and viable neighbourhood centre with potential for further growth and expanded services and activities.

The area covers some 11 acres and includes the former White's building and associated car park, Triton House, Longfield House and several vacant sites (see Figure 8).

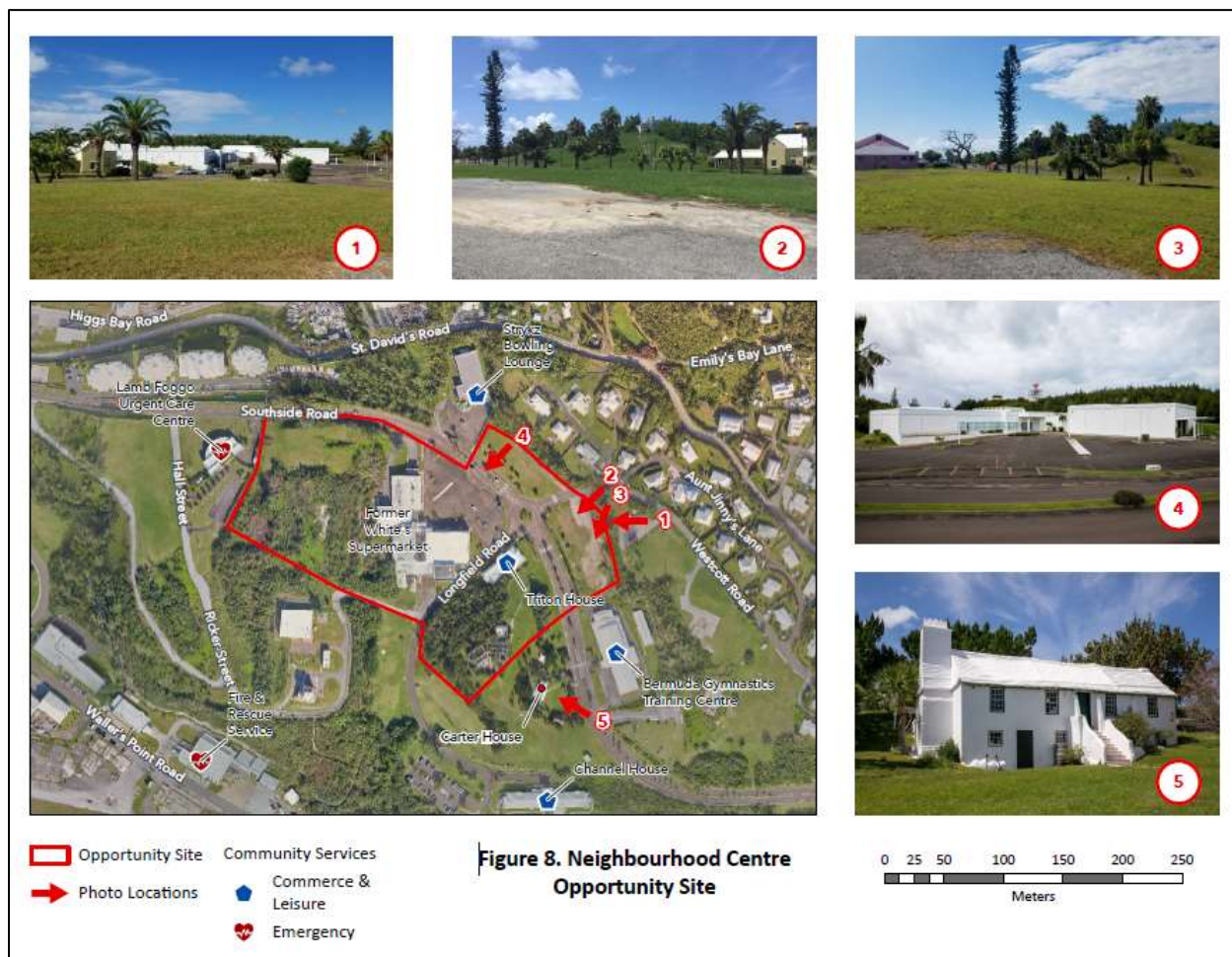


Figure 8: Neighbourhood Centre Opportunity Site

The former Whites supermarket closed down in 2012. The original two storey building was built as a commissary for the US base in 1960. A one storey extension was built at the southern end in 1980. The building has a total area of 31,304 sq.ft. and is currently occupied by the Government’s Records Centre. The adjacent car park has 88 car parking spaces, some of which are currently used by employees working at the Records Centre and BLDC offices.

Triton House was also built as part of the US base, and currently accommodates the main offices of the Bermuda Land Development Company. A number of the other former base buildings previously occupied the nearby vacant sites but have been demolished. Longfield House partially remains but requires significant work.

This ‘opportunity site’ is located in a central part of Southside and straddles the main artery of Southside Road. The number 6 bus route runs along this road and there is a bus stop. This site is well placed in relation to other parts of Southside, including the Ships Wharf waterfront to the north, and the Commercial Park and Double Dip to the west.

Adjacent attractions include Carter House and the St. David’s Island Historical Society Museum, the Bermuda Gymnasium, Strykz Bowling Lounge as well as offices at Channel House. In addition, there are 112 residential units all within a short, easy walking distance from this proposed neighbourhood centre including the Harbour View condominium complex, Fergusson Park seniors home and the Westcott Road residential area.

Whilst there is a fair degree of activity currently in this area, improved connectivity and accessibility is needed to optimize the site’s potential as a future commercial hub for the St. David’s community.

### 3.2.3 Objectives



The objectives for this site are to:

- Create a mixed use neighbourhood centre which provides commercial amenities and services, generates vitality, and enhances community togetherness and connectivity
- Encourage easy access to healthy, fresh food including development of a new grocery store
- Support the visitor economy by encouraging new restaurant establishments
- Create a high quality public realm and sense of place

### 3.2.4 Permitted and Preferred Uses

The Bermuda Plan 2018 establishes the planning zoning and policy framework for this site. The Bermuda Plan 2018 identifies Southside as a developing commercial centre and designates it within a Mixed Use Zone to promote its increased vitality and viability as a place in which the community can live, work, play, shop and gather. Development proposals within this Mixed Use zone are therefore expected to support the growth of Southside as a neighbourhood commercial centre.

This site also falls partly within the Airport Obstacle Limitation Zone. As such, particular attention needs to be paid to building heights and will require consultation with the Bermuda Civil Aviation Authority.

Mixed Use zones allow for a range of uses including commercial, residential, tourism, institutional and social development (Policy MXD.2 of Bermuda Plan 2018). This site is considered to be most suited to commercial uses particularly retail, restaurants and other uses which provide goods and services to the local community, and generate vibrancy and activity in the area.

**Preferred Uses:** Commercial uses which provide goods and services including shops, restaurants, cafes and hair salons/barbers.

### 3.2.5 Development Standards and Regulations

Proposals for development on this site will be expected to comply with the development standards and regulations stated in policies MXD.3, MXD.4 and MXD.7 of the Bermuda Plan 2018.

Particular emphasis will be placed on ensuring that -

- development proposals support the growth of this site as a neighbourhood commercial centre comprising retail, restaurant and service uses on the ground floors of buildings;
- the maximum building height of any development does not exceed seven storeys; and
- the proposed land uses and building heights take into consideration the proximity of the Airport and comply with the policies of the Airport Control Protection Area (Chapter 25 of the Bermuda Plan 2018).

### **3.2.6 Design Principles**

Proposals will be expected to comply with the design principles for urban areas stated in policies DSN.5 and MXD.5, and other relevant design and landscaping policies of Chapters 9 and 10 of the Bermuda Plan 2018.

Particular emphasis will be placed on ensuring that proposals -

- are sensitively designed to be compatible with the “Bermuda Image” and respect the existing scale, proportion and character of the area;
- provide a sense of place and identify which reflects the heritage and character of St. David’s;
- provide for public safety, connectivity and ease of access for pedestrians and the disabled;
- provide for the community’s enjoyment, comfort and use of this area to shop, dine and meet, and may include street furniture, street lighting, awnings, murals, public art, signage, a square/plaza, attractive paving and/or water features; and
- incorporate green spaces and landscaping wherever possible to soften the impact of development, provide natural amenity space, and help to mitigate the impacts of climate change.

### **3.2.7 Design Statement**

The submission of a Design Statement may be required for certain proposals, in accordance with policy DSN.3 of the Bermuda Plan 2018, including but not limited to any proposal which comprises a gross floor area of 50,000 sq. ft. or more and any proposal for a development of three or more storeys.

The Design Statement should explain and illustrate the design principles and design concept for the proposal.

## **3.3 Burrows Hill**

### **3.3.1 Site characteristics**

The area immediately to the west of the proposed new neighbourhood centre includes a large expanse of undeveloped land and is referred in the St. David’s Community Plan as Burrows Hill.

It is approximately 10 acres in size and is located between the Police Station to the north-west, the Commercial Park to the south-west, the Lamb Foggo Urgent Care Centre to the north-east and the Airport Tower to the south-east. This area was significantly developed when it was part of the US base but is currently vacant. The site is elevated, comprising a knoll known as Burrows Hill, and has stunning views of St. George’s Harbour to the north and of Castle Harbour to the south.

Burrows Hill has been identified as an ‘opportunity site’ which has potential for residential development including seniors housing and health care services, and amenity areas (see Figure 9).



Figure 9: Burrows Hill Opportunity Site

### 3.3.2 Objectives



The objectives for this site are to:

- Encourage the development of a range of housing types to meet the different needs of the community including seniors housing
- Provide social and health related uses which complement the adjacent Lamb Foggo Urgent Care Centre

### 3.3.3 Permitted and Preferred Uses

The Bermuda Plan 2018 establishes the planning zoning and policy framework for this site. The Bermuda Plan 2018 designates this site within a Mixed Use Zone, the aim being to promote its development to support Southside as a place in which the community can live, work, play, shop and gather.

This site also falls within the Airport Obstacle Limitation Zone. As such, particular attention needs to be paid to building heights and will require consultation with the Bermuda Civil Aviation Authority.

Mixed Use zones allow for a range of uses including commercial, residential, tourism and institutional and social development (Policy MXD.2 of Bermuda Plan 2018). This site is considered most suitable for residential uses, including seniors housing, long term care home, day care services, and community and health services. These uses could support and complement the adjacent Lamb Foggo Urgent Care Facility.

**Preferred Uses:** Residential and social uses including seniors housing, community facilities and health services.

### 3.3.4 Development Standards and Regulations

Proposals for development on this site will be expected to comply with the development standards and regulations stated in policies MXD.3, MXD.4 and MXD.7 of the Bermuda Plan 2018.

Particular emphasis will be placed on ensuring that -

- the maximum building height of any development does not exceed seven storeys; and
- the proposed land uses and building heights take into consideration the proximity of the Airport and comply with the policies of the Airport Control Protection Area (Chapter 25 of the Bermuda Plan 2018).

### 3.3.5 Design Principles

Proposals will be expected to comply with the design and landscaping policies of Chapters 9 and 10 of the Bermuda Plan 2018.

Particular emphasis will be placed on ensuring that proposals -

- ❑ for residential development, provide a high standard of living accommodation and amenity, and comply with the relevant Residential Design Standards;
- ❑ are sensitively designed to be compatible with the “Bermuda Image” and respect the existing scale, proportion and character of the area;
- ❑ provide for public safety, connectivity and ease of access for pedestrians and the disabled in the design of sidewalks and pedestrian links to adjacent sites; and
- ❑ incorporate green spaces and landscaping wherever possible to soften the impact of development, provide natural amenity space, and help to mitigate the impacts of climate change.

### 3.3.6 Design Statement

The submission of a Design Statement may be required for certain proposals, in accordance with policy DSN.3 of the Bermuda Plan 2018, including but not limited to any proposal which comprises a gross floor area of 50,000 sq. ft. or more and any proposal for a development of three or more storeys.

The Design Statement should explain and illustrate the design principles and design concept for the proposal.

## 3.4 Ships Wharf

One of the main objectives of the St. David’s Community Plan is to facilitate the economic revitalisation of Ships Wharf waterfront by attracting inward investment and anchoring new and exciting commercial, residential and tourism activities.

Redevelopment of this prime waterfront site could help to create a destination within St. David’s that anchors economic activities and supports a mix of uses that add vitality and viability, and re-energise the local area.

### 3.4.1 Community feedback

Feedback from the St. David’s Community Survey 2021 showed strong support for redeveloping Ships Wharf for non-industrial uses, relocating ‘the boat graveyard’ and removing the fencing.

It is recommended that a site specific public consultation exercise be conducted at the earliest stage of any proposed redevelopment scheme for Ships Wharf to ensure that the needs and opinions of the St. David’s community are fully considered.

### 3.4.2 Site characteristics

The site of Ships Wharf is approximately 21 acres in size and stretches 1 km along the southern boundary of St. George's Harbour in St. David's.

Previously known as Marginal Wharf, the dock area was constructed by the US military in the 1940s and, until 1995, served as the principal dock for US military equipment and goods. During this time, it also provided a boat service between the US military's St. David's base and the US navy operating base at Morgan's Point in Southampton.

Since 1995, the Bermuda Land Development Company has managed the land and buildings on Ships Wharf, and the site has accommodated various commercial operations, including boat storage, a marina (at Higgs Bay) and, for a few years, a public ferry service.

There have been a number of development proposals for the site including a marina village proposal (2008) with residential villas and townhouses, marinas and yacht club, dry stack boat storage, public ferry and parking, commercial space, fisheries processing centre, cement plant transfer facility, community facilities and parkland; a proposal to relocate the Hamilton Docks (2013 and currently being discussed); a proposal for a cargo port (2017); and a proposal for an energy plant (2018).

At present, there are 33 tenants renting land or building space with activities including boat yards, workshops, garages, construction, boat repairs, storage and wholesale food retail. There are also 15 water trucker-spigots.

The site is fenced along St. David's Road with one entrance onto St. David's Road, and looks rather desolate with few buildings and vacant land. The dock requires repair, and Higgs Bay marina is currently closed due to hurricane damage. A request for proposal has recently been issued to redevelop and reopen Higgs Bay marina.

Ships Wharf has been identified as an 'opportunity site' which offers significant redevelopment potential for a variety of commercial, residential and marine based uses bringing new business and employment opportunities to St. David's (see Figure 10).





Figure 10: Ships Wharf Opportunity Site

### 3.4.3 Objectives



The objectives for this site are to:

- provide a mix of compatible uses which add vitality and viability, and enhance the site's prime waterfront location and views of St. George's Harbour;
- promote local economic activity by supporting new and existing local businesses, and employment opportunities;
- provide marine related transport and tourism services; and
- provide public access and amenity spaces along the waterfront.

### 3.4.4 Permitted and Preferred Uses

The Bermuda Plan 2018 establishes the planning zoning and policy framework for this site. The Bermuda Plan 2018 recognises that the Ships Wharf waterfront is one of Bermuda’s greatest assets and designates it as within one of only three Mixed Use zoned areas in Bermuda.

The site comprises 17 acres of land zoned as Mixed Use, 3.8 acres of Industrial zoned land and a small 0.2 acre area of Park zoned land in the far eastern corner at Stocks Point.

The Mixed Use zone allows for a range of uses including commercial, marinas and boat maintenance facilities, residential, tourism, institutional, social, and light industrial (policy MXD.2 of Bermuda Plan 2018).

The Industrial zone allows for industrial uses, commercial uses as an accessory use to an industrial use, and marinas and boat maintenance facilities (policy IND.2 of the Bermuda Plan 2018).

One of the proposals in this St. David’s Community Plan is to seek an amendment to the zoning of the western portion of Ships Wharf. It is proposed to rezone the 3.8 acres of Industrial zoned land to Mixed Use, the aim being to allow for a greater variety of future development options for this prime waterfront site (see Section 3.6 and Figure 14).

Ships Wharf falls entirely within the Bermuda Plan 2018 Water Resource Protection Zone indicating that it is at an elevation of 4 m or less above sea level and/or within 12 m of the coastline. This site’s low elevation and proximity to the coastline makes it vulnerable to rising sea levels, storm surge and potential flooding. As such, particular attention will need to be paid in the design of any new development to withstand these potential impacts.

This site is considered most suited to commercial, residential and marina uses which generate vibrancy and enhance use and enjoyment of the site’s prime waterfront.

**Preferred Uses:** commercial including retail shops, markets, cafes and restaurants, offices, places for entertainment, residential, tourism, marina and water based uses and recreational activities

### 3.4.5 Development Standards and Regulations

Proposals for development on this site will be expected to comply with the development standards and regulations stated in policies MXD.3, MXD.4 and MXD.7 and the Coastal Development policies of Chapter 11 of the Bermuda Plan 2018.

Particular emphasis will be placed on ensuring that proposals -

- ❑ are appropriate in terms of their scale, massing, siting and design;

- are appropriate for this coastal location and sensitive to the physical and environmental characteristics of the area;
- are designed to enhance the appearance and character of the foreshore and surrounding areas;
- create physical and visual synergy and connectivity along the waterfront and within the site;
- have a maximum building height that does not exceed seven storeys; and
- are designed to dispose of sewage and other effluent in a satisfactory manner and without harm to any water resource in accordance with the policies of the Water Resources Protection Area (Chapter 24 of the Bermuda Plan 2018)

### 3.4.6 Design Principles

Proposals will be expected to comply with the design principles stated in policies DSN.5 and MXD.5, and other relevant design and landscaping policies of Chapters 9 and 10 of the Bermuda Plan 2018.

Particular emphasis will be placed on ensuring that proposals -

- are sensitively designed to be compatible with the “Bermuda Image” and respect the existing scale, proportion and character of the area;
- for residential development, provide a high standard of living accommodation and amenity, and comply with the relevant Residential Design Standards;
- provide pedestrian, cycle, water and public transport linkages;
- provide public open spaces and public access along the waterfront;
- provide gathering places with public amenities such as shade, tables and seating, places to eat, entertainment, public art, performing arts/cultural entertainment and attractive landscaping; and
- ensure the development of high quality, sustainable and resilient buildings designed to anticipate and withstand severe weather events, and demonstrate best practices in energy efficiency and conservation, and renewable energy.

### 3.4.7 Design Statement

The submission of a Design Statement may be required for certain proposals, in accordance with policy DSN.3 of the Bermuda Plan 2018, including but not limited to any proposal which comprises a gross floor area of 50,000 sq. ft. or more and any proposal for a development of three or more storeys.

The Design Statement should explain and illustrate the design principles and design concept for the proposal.

### 3.4.8 Other Planning Considerations

Any major redevelopment proposal for Ships Wharf will require an Environmental Impact Assessment to be conducted including public and stakeholder consultation and input, and the submission of an Environmental Impact Statement as part of any planning application, in accordance with policies ENV.4 and ENV.5, Chapter 6 of the Bermuda Plan 2018 and the Department of Planning’s Environmental Impact Assessment and Statement Guidance Note.

In addition, a Traffic Impact Assessment may need to be conducted to determine the potential traffic impacts of any major proposal. A Traffic Impact Statement would need to be submitted with any planning application, in accordance with policies TPT.2 and TPT.3, Chapter 12 of the Bermuda Plan 2018 and the Department of Planning's Traffic Impact Statement Guidance Note.

## **3.5 Residential Development Opportunity Sites**

Another objective of the St. David's Community Plan is to identify potential development sites to accommodate future housing development and to encourage the development of a range of housing types to meet the different needs of the community.

### **3.5.1 Site Characteristics**

The St. David's Community Plan identifies nine sites as future residential opportunity sites (see Figures 11 to 13 and Tables 21 to 23). They range in location and size, from just under half an acre to over 4 acres. The sites are located within easy reach of main roads, bus routes, commercial services, parks and beaches, and many of them have stunning water views.

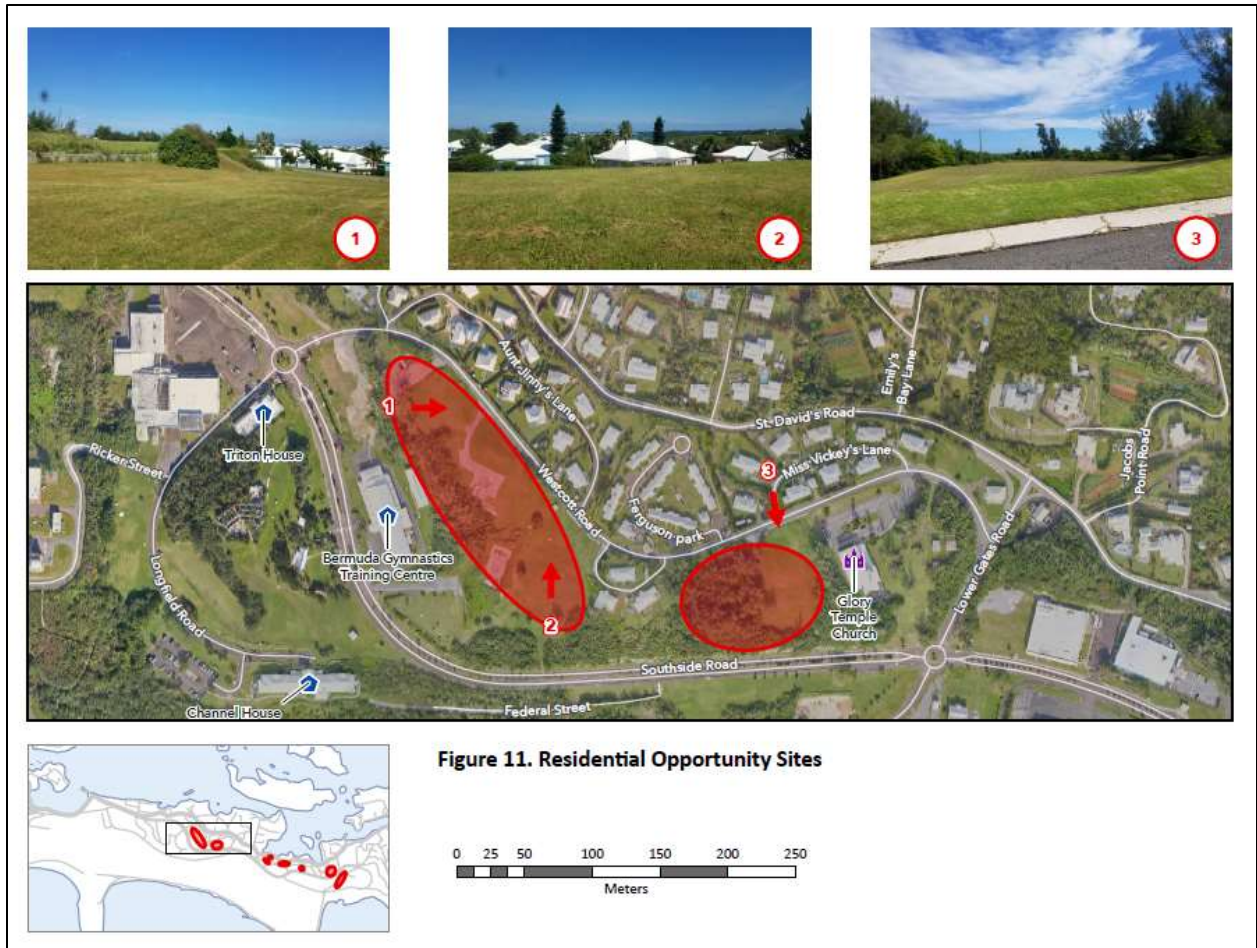


Figure 11: Residential Opportunity Sites - Westcott Road

Table 21: Residential Opportunity Sites

Site	Estimated acreage	Bermuda Plan 2018 Zoning	Features
Westcott Road (west)	3.44	Residential 1	<ul style="list-style-type: none"> <li>• near proposed neighbourhood centre</li> <li>• views of Castle Harbour</li> <li>• in established residential area</li> </ul>
Westcott Road (east)	2.44	Residential 1	<ul style="list-style-type: none"> <li>• near proposed neighbourhood centre</li> <li>• views of Castle Harbour</li> <li>• in established residential area</li> </ul>

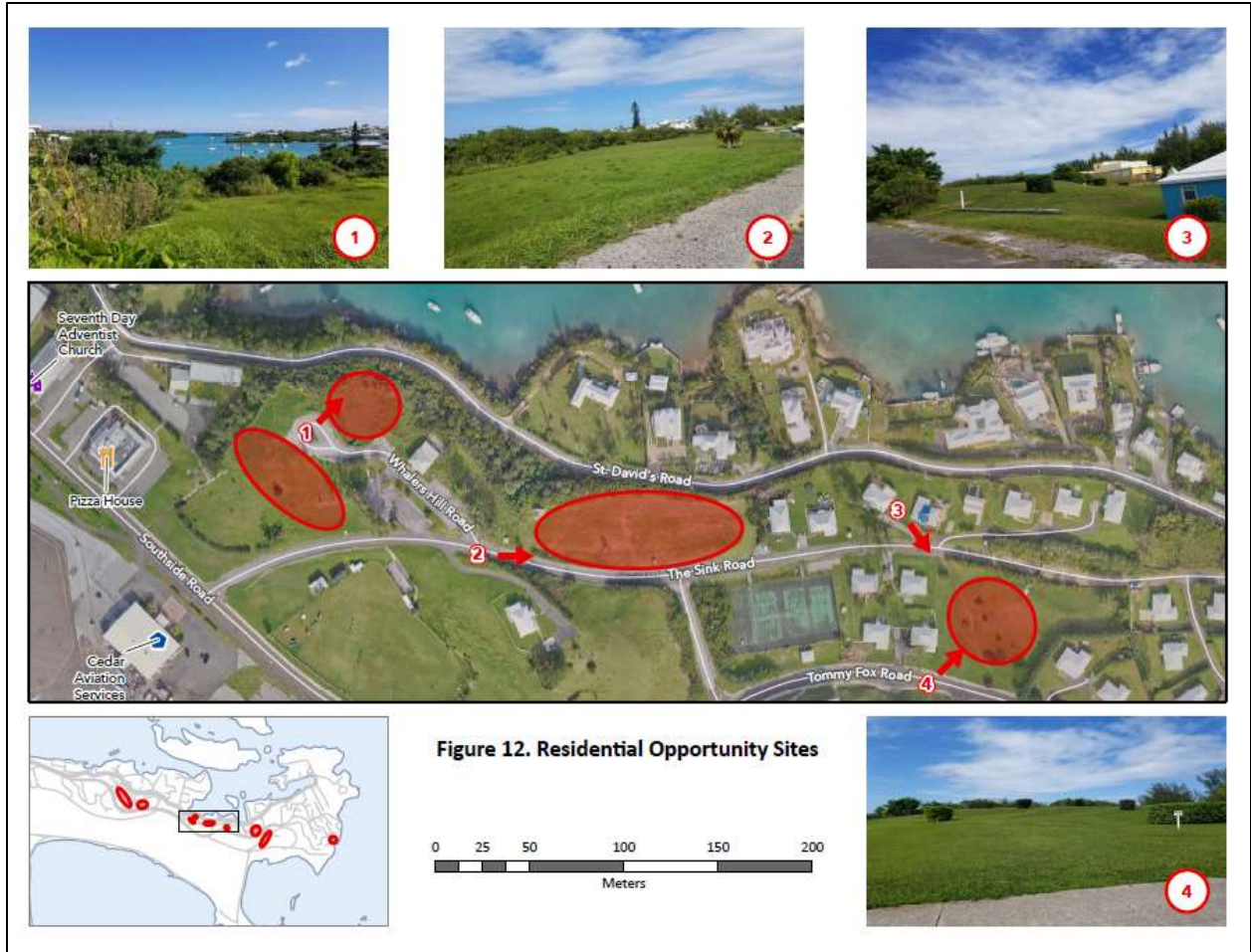


Figure 12: Residential Opportunity Sites - Whalers Hill and the Sink Roads

Table 22: Residential Opportunity Sites

Site	Estimated acreage	Bermuda Plan 2018 Zoning	Features
Site of former Club Azure	1.29	Mixed Use	<ul style="list-style-type: none"> <li>views of Castle Harbour and Airport</li> </ul>
Whalers Hill road (far west)	0.46	Residential 1	<ul style="list-style-type: none"> <li>views of Dolly's Bay</li> </ul>
Whalers Hill Road/the Sink	1.69	Residential 1	<ul style="list-style-type: none"> <li>in established residential area</li> </ul>
Tommy Fox Road	1.02	Residential 1	<ul style="list-style-type: none"> <li>infill site between existing residential</li> </ul>

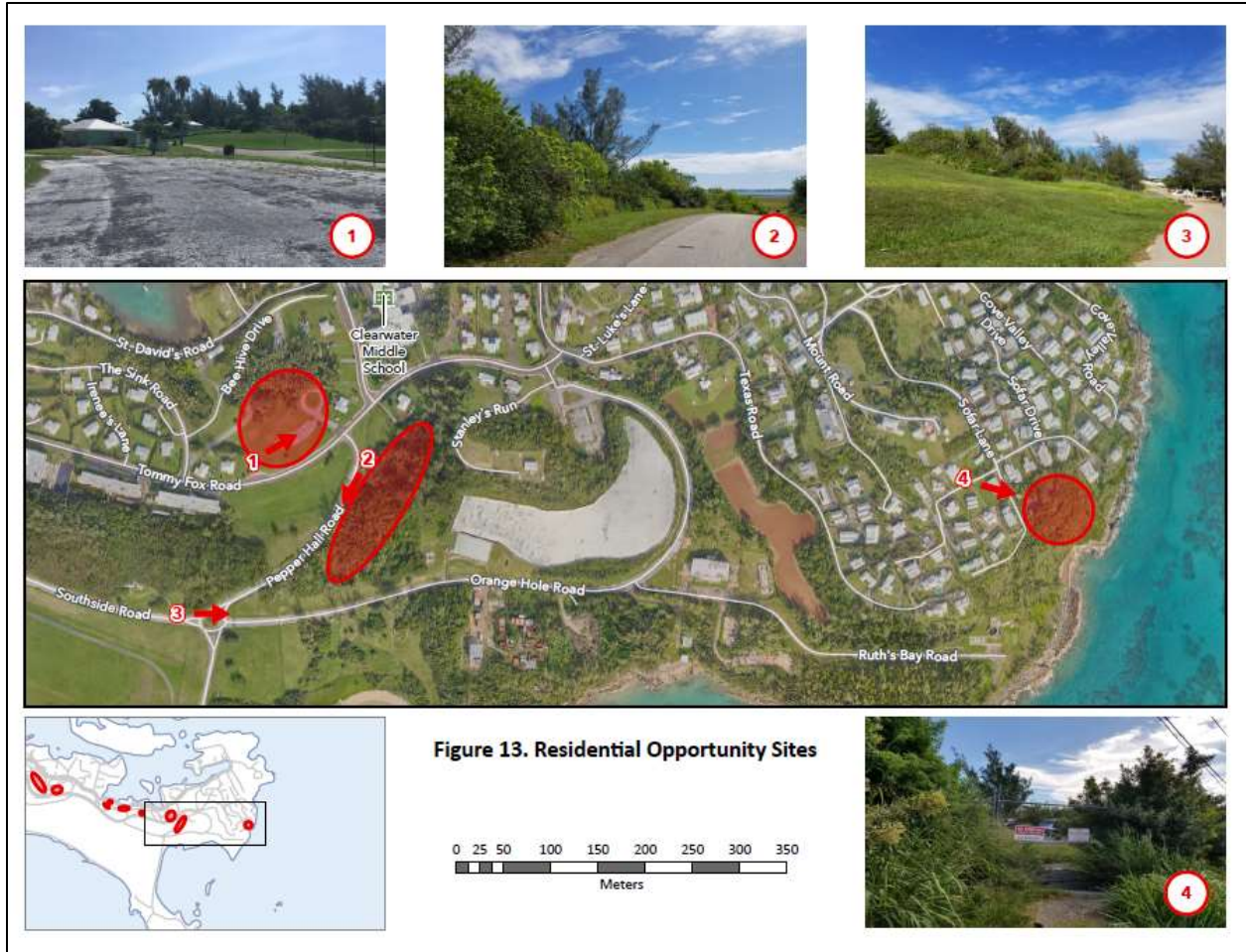


Figure 13: Residential Opportunity Sites - Tommy Fox Road, Pepper Hall Road and So Far Lane

Table 23: Residential Opportunity Sites

Site	Estimated acreage	Bermuda Plan 2018 Zoning	Features
Tommy Fox Road (north)	4.26	Residential 1	<ul style="list-style-type: none"> <li>views of Dolly's Bay</li> <li>near Clearwater Middle School</li> </ul>
Pepper Hall Road	4.23	Residential 1	<ul style="list-style-type: none"> <li>views of Castle Harbour Islands and Clearwater Beach</li> </ul>
So Far Lane	0.94	Residential 1	<ul style="list-style-type: none"> <li>infill site</li> <li>remote location</li> </ul>

In total, these sites provide nearly 20 acres of potential land for new housing in St. David's. The sites can accommodate a variety of residential building types, sizes and densities to meet the housing needs of different sections of St. David's community in a phased approach over the next 10 to 20 years. The

Bermuda Plan 2018 permits up to 20 residential units per acre which could allow for up to new 400 residential units.

### 3.5.2 Objective



The objective for these sites is to:

- to provide for the future housing needs of the community and to encourage the development of a range of housing types

### 3.5.3 Permitted and Preferred Uses

The Bermuda Plan 2018 establishes the planning zoning and policy framework for these sites. Eight sites are zoned as Residential 1 zoning and one site is zoned Mixed Use.

Residential 1 and Mixed Use zones allow for a range of uses including residential, tourism, social, commercial and light industrial development in accordance with policies RSD.2 and MXD.2 of the Bermuda Plan 2018. All of these sites are considered most suitable for residential uses.

**Preferred Uses:** Residential - providing a range of housing types

### 3.5.4 Development Standards and Regulations

Proposals will be expected to comply with the residential development standards and regulations related to density, building height, setbacks and hard surfacing specified in policies RSD.3 to RSD.16, Chapter 27 of the Bermuda Plan 2018.

Proposals for group housing or special needs housing will be expected to comply with policies RSD.19 to RSD.25 of the Bermuda Plan 2018.

Particular emphasis will be placed on ensuring that -

- the density, scale, layout and design of residential development are appropriate for the site and neighbouring area;
- residential proposals provide a high standard of living accommodation and private amenity space, and comply with the residential design standards;
- the siting and building height of proposals take into consideration the proximity of the Airport and comply with the policies of the Airport Control Protection Area (Chapter 25 of the Bermuda Plan 2018)



### 3.5.5 Design Principles

Proposals will be expected to comply with the design and landscaping policies of Chapters 9 and 10 of the Bermuda Plan 2018.

Particular emphasis will be placed on ensuring that proposals -

- for residential development, provide a high standard of living accommodation and amenity, and comply with the relevant Residential Design Standards;
- are sensitively designed to be compatible with the “Bermuda Image” and respect the existing scale, proportion and character of the area;
- provide for public safety, connectivity and ease of access for pedestrians and the disabled in the design of sidewalks and pedestrian links to adjacent sites; and
- incorporate green spaces and landscaping wherever possible to soften the impact of development, provide natural amenity space, and help to mitigate the impacts of climate change.

### 3.6 Proposed Zoning Amendments

The planning zonings that apply to land in St. David’s were established by the Bermuda Plan 2018 which was given final approval in June 2021. It is considered that the majority of the zonings for St. David’s remain appropriate and up to date. However, during the research work undertaken in preparing the St. David’s Community Plan, a few areas were identified as warranting a zoning amendment. The proposed zoning amendments are indicated in Table 24 and Figures 14 to 18.

*Table 24: Sites with proposed zoning amendments*

<b>Location</b>	<b>Current Bermuda Plan 2018 zoning</b>	<b>Proposed zoning amendment</b>	<b>Rationale</b>
Ships Wharf	Industrial	Mixed Use	To allow for greater range of new uses
Kindley Field Park, Ferry Reach	Park	Nature Reserve	To rezone an area of mangroves for protection
Airport - extension to land fill	No zoning	Open Space Reserve and Coastal Reserve	To extend zoning to cover reclaimed land
Smith’s Island	Rural	Coastal Reserve	To rezone areas of mangroves and other coastal areas from Rural to Coastal Reserve
Westcott Road, Glory Temple Church	Open Space Reserve	Residential 1	To accommodate existing use, be compatible with surrounding zoning, and allow for development options



Figure 14: Proposed Zoning Amendment - Ships Wharf

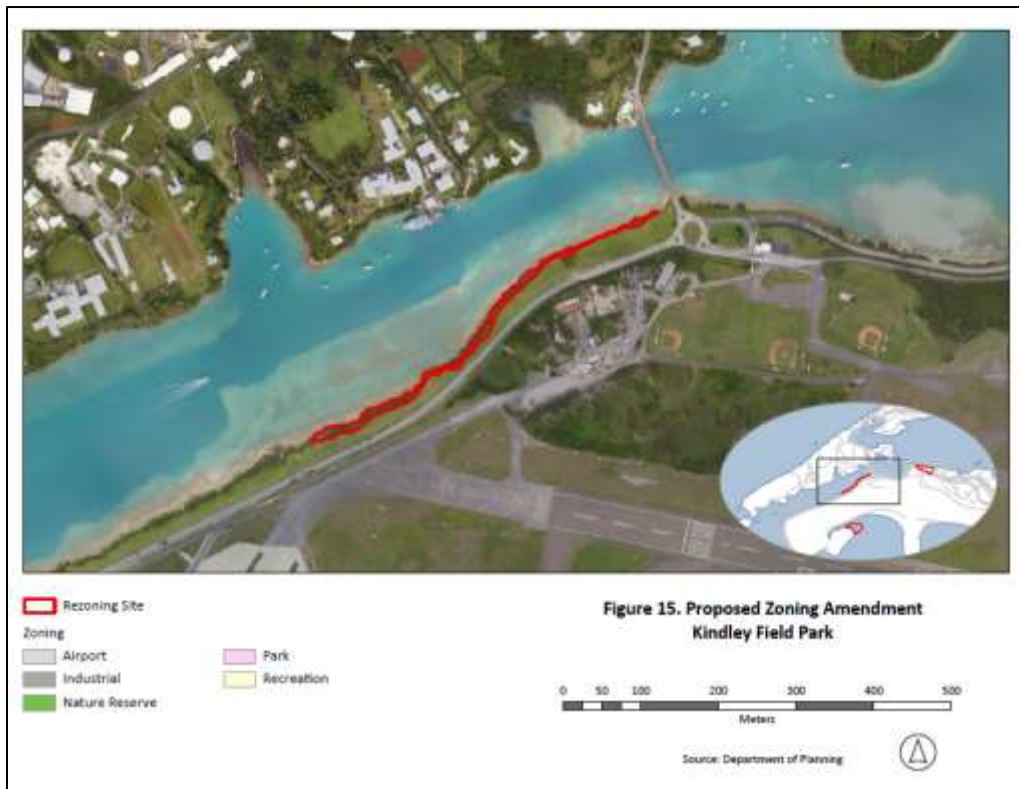


Figure 15: Proposed Zoning Amendment - Kindly Field Park

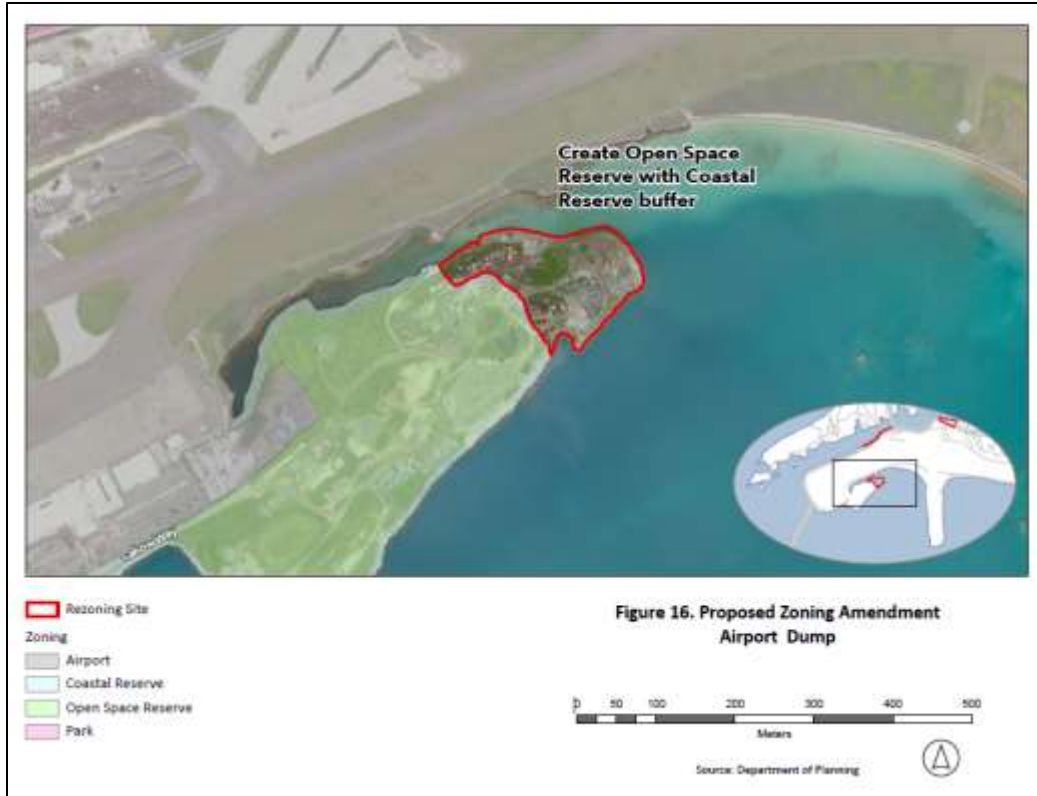


Figure 16: Proposed Zoning Amendment - Airport Dump

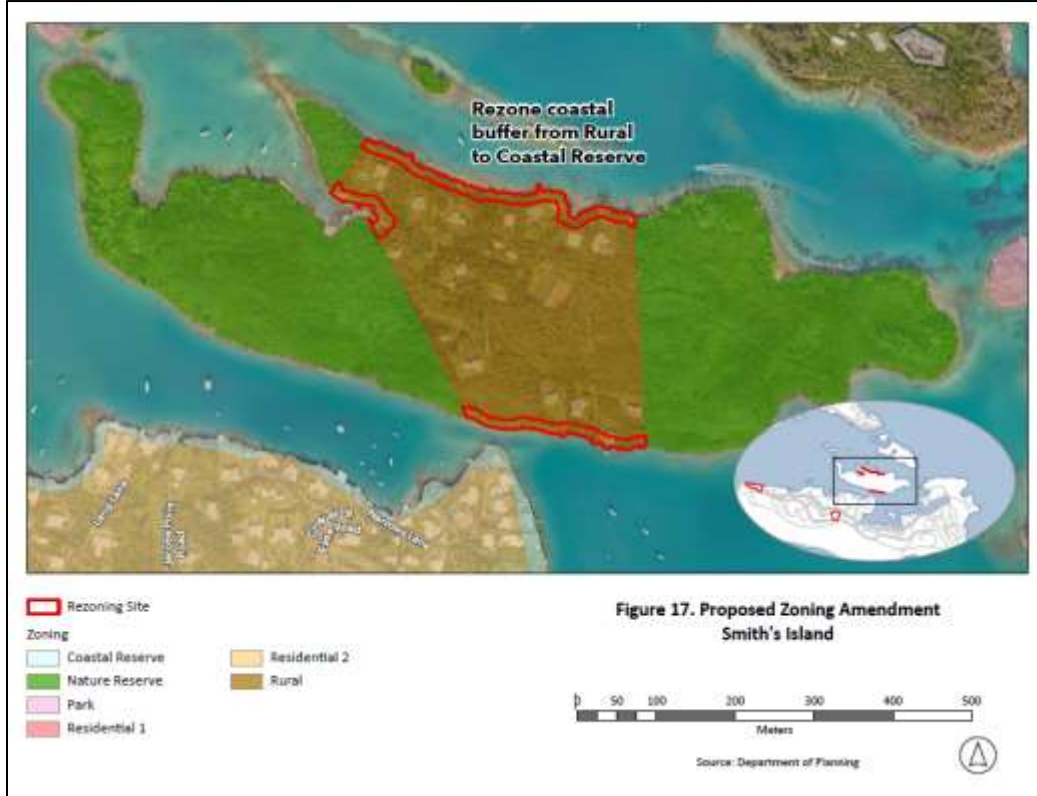


Figure 17: Proposed Zoning Amendment - Smith's Island

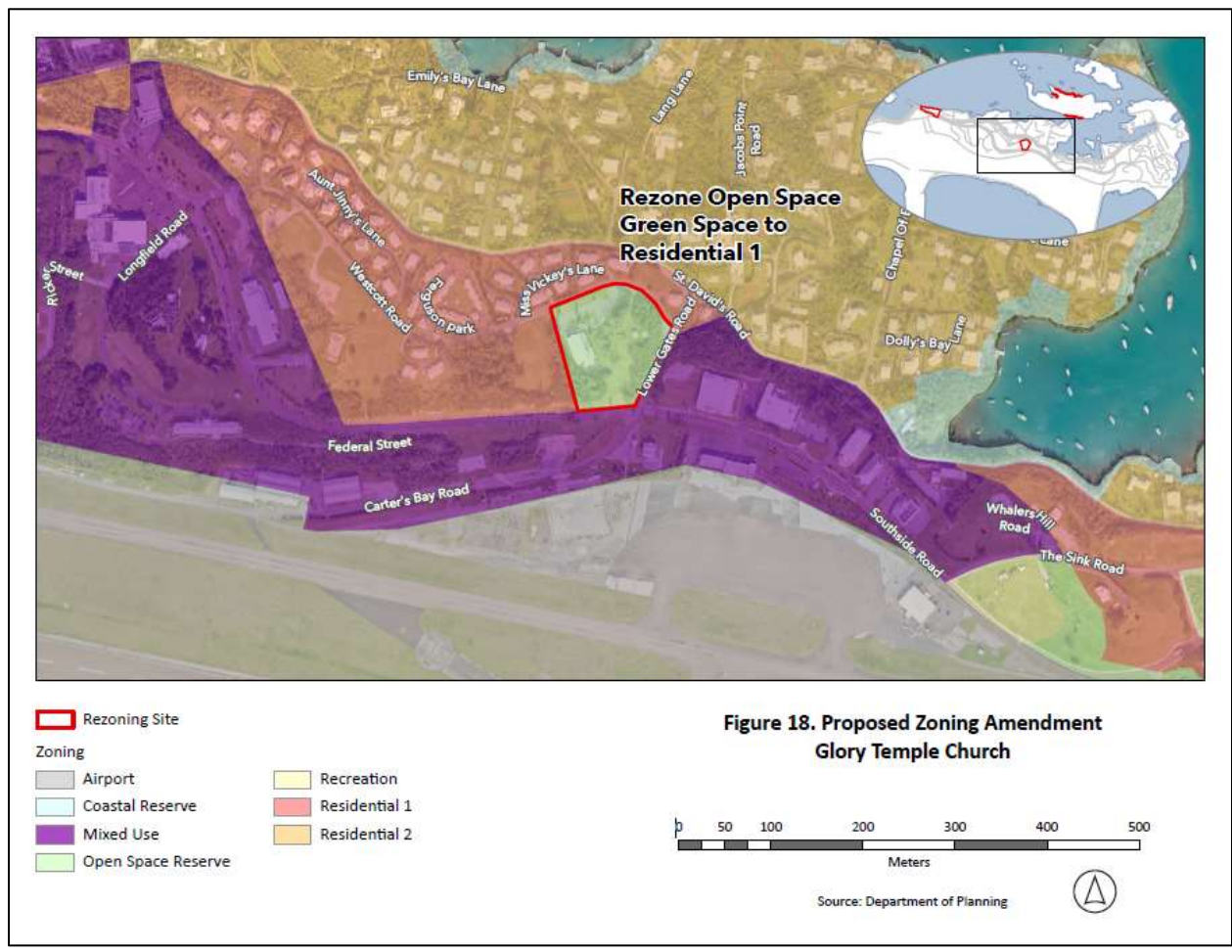


Figure 18: Proposed Zoning Amendment - Westcott Road

It is proposed that these zoning amendments to the Bermuda Plan 2018 be considered as part of the formal consultation and approval process of this St. David’s Community Plan. Any approved zoning amendments should then be incorporated as an official alteration to the Bermuda Plan 2018 development plan, as regulated under section 9(2) of the Development and Planning Act 1974.

## Section 4: Community Plan Implementation

### 4.1 Phased Implementation

The purpose of the St. David's Community Plan is to identify the needs and wants of the St. David's community so that resources can be allocated and invested appropriately to enhance the residents' quality of life and provide opportunities for economic growth in St. David's.

This Community Plan differs from previous development plans and local plans. Not only does it provide additional localized policy direction for the community of St. David's to support the broader goals, objectives and policies of the strategic island-wide Bermuda Plan 2018; it also includes a proposed action plan which details suggested action items, priorities, timelines and stakeholders, to help guide implementation and achievement of the objectives, and to develop better synergy and collaboration between Government Departments, the BLDC, the private sector and non-governmental organisations.

Over the last 15+ years, there have been a number of master plans and large scale redevelopment schemes proposed for areas in St. David's. An alternative approach to the major redevelopment scheme/master plan approach is the 'lighter, quicker, cheaper' approach to economic renewal which involves simpler, shorter-term, lower risk, lower cost solutions to revitalizing run down and under-utilized spaces in imaginative and cost effective ways, and which reflect the place and the needs of the community. This approach is considered highly suitable for St. David's which has acres of run down and underutilized land, and a lack of basic community services for its residents. It also reflects the community's feedback to preserve and promote the environmental and historic assets of St. David's whilst supporting the sensitive revitalisation of key areas and the attraction of new development which provides community benefits such as retail.

As such, the action plan includes a range of recommended improvements from 'quick wins' such as the removal of unattractive and unnecessary fencing and improved signage, to more involved site specific development schemes such as the creation of a new neighbourhood commercial centre which will require phased implementation over a number of years.

This St. David's Community Plan reflects the feedback received from the community and stakeholders during the first phase of community engagement between October 2021 and March 2022 and the second phase of consultation on the Draft Plan from August to October 2022. The community's comments have been carefully reviewed and considered, and amendments made to the Draft St. David's Community Plan to reflect this feedback where appropriate.

The intent is for the St. David's Community Plan to be a 'living plan' which evolves over time, is continuously updated, and is actively used to help guide future development and the provision of new services and amenities in St. David's.

### 4.2 Collaboration and Synergy

Implementation of the St. David's Community Plan will require an ongoing collaborative effort and synergy between Government Departments, the BLDC, non-governmental organisations, the private sector and the community to achieve its vision to support the social and economic health, well-being and resilience of the St. David's community.

There are references within the St. David's Community Plan to other relevant Government and non-government initiatives and projects, highlighting the synergy between the aims of these initiatives and the objectives and recommendations of the St. David's Community Plan. These initiatives are illustrated in Figure 19.



Figure 19: St. David's Community Plan and other initiatives

Improved communication and collaboration between entities can allow for mutual benefits of shared resources, cost and time savings, as well as greater potential for successful results.

### 4.3 Community Plan Working Group

To facilitate implementation and monitoring of the St. David's Community Plan, it is recommended that a St. David's Community Plan Working Group be established. Membership should comprise representatives from the St. David's residential and business community, Government Departments and the BLDC.

The proposed St. David's Community Plan Working Group could help to ensure continued community involvement in St. David's growth, as well as improved collaboration and communication between stakeholders, to achieve the St. David's Community Plan's vision and objectives.

Several persons have expressed an interest in being part of the St. David's Community Plan Working Group, and it is hoped this Community Group can help to facilitate improvements in St. David's.