

# **"West Bay's Future"**

## **SUMMARY**

**REPORT OF THE WEST BAY**

**DISTRICT SUBCOMMITTEE**

## **CONTENTS**

Target Areas

West Bay's "Draft" Vision for 2011

List of WB District Subcommittee Members

Public Meeting

hosted by

West Bay District Subcommittee

Wednesday 11<sup>th</sup> July 2001

7:00 p.m., West Bay Town Hall

## **WEST BAY'S VISION FOR 2011**

"We seek to set our course by the traditional Caymanian culture, not short-term expediencies; to waste less in the present and provide more in the future; and, to leave a legacy which keep the faith of our fore fathers who entrusted our community for future generations. By 2011 West Bay will have embraced diversity in order to maintain its traditional Caymanian heritage, culture and Christian values.

West Bay will have mastered the balance between the need for economic development, the importance of the natural environment, and the preservation and promotion of West Bay as a place to call home. The results will have produced and maintained a tranquil and liveable community with many well-developed parks and Public Open Spaces, while encouraging a suitable scale and level of sustainable development that meets the needs of the West Bay community and the Island as a whole. Our healthy and crime-free neighbourhoods will be served by a high-quality transportation system, efficient utilities, and neighbourhood oriented goods and services, making West Bay the most desirable and affordable community in which to live and work."

## **TARGET AREAS**

In order of priority, the West Bay District Subcommittee developed specific visions for the following target areas:

1. Community Values
2. Social Issues
3. Economic Development
4. Natural Environment
5. Cultural Amenities & Historic Sites
6. Housing
7. Transportation
8. Recreation Facilities
9. Public Safety
10. Other Types of Development
11. Community Goals
12. Trends Affecting West Bay's Future
13. Civic Buildings & Services
14. Population Changes

## **Community Values**

West Bay is a community whose welfare is based on the preservation and promotion of family and Christian values in order to achieve the following key objectives:

- a life-long education system founded on:
  - strengthening the family unit
  - the principle that "it takes a village to raise a child"
  - the need to prevent drug use
- a community based on friendliness, kindness, community-mindedness, consideration, neighbourliness, care and concern
- attaining full community participation which includes public/private partnerships

## **Social Issues**

West Bay is founded on a philosophy of "integration, not segregation" which promotes equity, equality and freedom from prejudice in order to achieve the following key objectives:

- the use of land such that all economic classes can live together eg. the provision of affordable housing throughout the district
- to maintain the traditional Caymanian culture while accepting cultural diversity
- to ensure that qualified Caymanians are given preference in employment opportunities

## **Economic Development**

West Bay balances the need for economic development and the maintenance of a sense of community in order to achieve the following key objectives:

- to ensure that West Bay remains attractive to investors by providing:
  - adequate infrastructure (eg. road corridors, central sewage systems, utilities)
  - a well-equipped education system
  - efficient and accessible Government services
  - proper policing

- to provide employment and training opportunities in West Bay to enable the less-fortunate to upgrade their skills
- to develop a neighbourhood commercial and light industrial base that will allow people to live and work in West Bay

### **Natural Environment**

West Bay respects its natural environment and values the need for sustainable development, in order to achieve the following key objectives:

- preservation of ocean views along the coastline and undeveloped beaches by leaving access roads against the beach and development on the land-side only
- "Preservation of the Barcus Area for Evermore and for Everyone" by developing a large national park with absolutely no development at the Head of Barcus
- preservation of several and various environmentally significant areas in West Bay, namely
  - Mary Molly Hydes Road as pedestrian-only with a boardwalk & nice landscaping
  - Sea Pond
  - Vulgners Pond
  - Pappagallo
  - Sandy Pond
  - Black Mangrove Pond
  - Sand Hole, Bosun Bay

### **Cultural Amenities & Historic Sites**

West Bay's rich history, traditional skills, vibrant culture and nautical heritage will be appreciated, preserved and promoted, by achieving the following key objectives:

- designation of the following "Historic Sites":
  - Miss Readley's School House
  - Miss Izzie's School House
  - Elizabeth Street and many other gems like it
  - Bothwell's Pink House
  - Replica of old Bosun Bay School House
- establishment of a tribute/memorial listing the names of our West Bay ancestors and their contributions to West Bay
- development of the West Bay Heritage Village as a tourist attraction

## **Housing**

West Bay is a preferred place to call home because a range of Caymanian Style housing types are provided in friendly, healthy and liveable communities, as follows:

- affordable housing is available and distributed throughout the district (integration, not segregation) by means of a viable affordable housing program (eg. proper financing, low-interest loans, and pride-of-ownership through architectural design)
- development of a community sewage system (instead of individual septic tanks) and requirements for indoor plumbing & smoke detectors in all houses (new & existing)
- illegal, unsafe and unsanitary housing is eliminated

## **Transportation**

West Bay's high-quality transportation system will be well-planned, efficient, safe and offer diverse transportation option, as evident by the following key objectives:

- provision of properly planned (ie. land acquisition, location, road elevation) road junctions and corridors, namely the immediate construction of the by-pass extension into West Bay to Batabano Road which would provide an alternate route between West Bay and George Town
- implementation of design alternatives to ensure that existing and future roads are safe for vehicles and pedestrians alike
- provision of alternatives to ease traffic congestion and provide transportation (eg. better public transportation, flex-hours in the workplace and schools, park and ride facilities), based on a comprehensive needs analysis of transportation needs

## **Recreation Facilities**

West Bay's recreation facilities will complement the community's needs for healthy lifestyles, social gatherings, meeting places, preservation of our vibrant culture and respect for the natural environment, as follows:

- provision of parks with amenities (grills, bath houses, traditional games, exercise stations) where people can sit, read, go on walking paths etc. and where children can play on properly maintained and supervised equipment where rules of conduct are posted
- development of nature parks with interpretive stations along nature trails (eg. type of tree, historic significance) and develop a trail system through the environmental areas for bird-watching, hiking, etc.
- reclaiming public beaches (and road access to them) for public use from the vegetation line to the sea, via prescriptive rights

### **Public Safety**

West Bay's desirability as a tranquil community in which to live and work is based on principles of public safety which include policing, public health and marine/road safety, as follows:

- proper community policing and crime prevention (eg. drug abuse) resulting in a more proactive police presence in the district and awareness of the happenings in the district
- effective public health measures to ensure that physical properties are safe, as measured against minimum property standards regulations
- vigilant marine/road safety programs and laws that will, among other things, eliminate dive operations from all public beaches and prevent the un-safe practice of pull-overs, parking and stopping along roadsides

### **Other Types of Development**

West Bay's mastery of balancing the need for economic development, respect for the natural environment and the preservation of the district's tranquility, will be evident by the other types of development, as follows:

- a very clear vision of the future "development" of Barcus, namely the following:
  - no more than one (1) hotel in Barcus, to be developed on the land-side of the road only
  - the retention of Old Barcus Road under any circumstances

- common sense developments that minimize environmental impacts (eg. extension of central sewage system, improved cemetery facilities)
- commercial, industrial and tourist-related developments that enhance the appeal of West Bay without depriving the district of its small-scale social and physical attractiveness (ie. Town Centre & Village concepts that respect local traditions in design, scale, materials and architecture eg. "Caymanian Style")

### **Community Goals**

West Bay's future is dependent on an understanding of its past and its community goals (embracing diversity, maintaining its heritage, culture and Christian values), which can be achieved as follows:

- development and implementation of comprehensive public education programs for adults and children alike to ensure the following:
  - that we understand and appreciate the natural environment and the impacts that our lifestyle choices have on the sustainability of that environment
  - that all residents (Caymanians & non-Caymanians) are enabled to reach their maximum potential
- ensuring that all residents and visitors enjoy a safe, caring and God-fearing community
- mastering good governance

### **Trends Affecting West Bay's Future**

West Bay's overall vision for 2011 is based on an understanding of the following trends and the need to mitigate them in order to achieve that vision:

- most significant trends include the following:
  - drug problem
  - increased use of alcohol and bars located in residential areas
  - increasing unemployment and under-employment
  - increasing crime eg. youth gangs
  - erosion of the family unit, leading to increased social problems
  - increasing incidence of single-parent families
- the lack of proactive Government intervention to reduce the increasingly high cost of living



- thin and thinning economic base in West Bay

### **Civic Buildings & Services**

West Bay's desirability as a community in which to live and work can be achieved with the provision of civic buildings and services as follows:

- use of existing Government properties in West Bay to design a small business plaza in which Government services would be consolidated (eg. licensing, Post Office, police administration, payment of fees)
- multi-purpose recreation/civic centre (eg. library, after-school programmes)
- better and more proactive police presence in West Bay

### **Population Changes**

West Bay's vision for 2011 has accommodated potential population growth, in particular in planning for community services (eg. infrastructure such as roads, sewer systems and utilities), by understanding that population trends will include the following:

- an aging children's population that will result in the provision of educational and other youth-related facilities
- an influx of new residents to West Bay as the district experiences modest economic growth and the need to accommodate for same in providing housing, jobs and services
- an aging population and the need to plan and provide services

**List of West Bay District Subcommittee Members**

<b>Name</b>	<b>P.O. Box</b>	<b>Phone</b>	<b>Fax</b>	<b>Email</b>
Arden Parsons	326 WB	916-0154	945-4878	arden_p@candw.ky
Cadian Ebanks	223 WB	949-3334	949-1915	
Carlton Powery	370 WB	949-3774		carlon.powery@gov.ky
<b>Clarence Bothwell</b>	<b>1563 GT</b>	<b>949-3325</b>	<b>949-3325</b>	<b>baypalms@candw.ky</b>
Dalkeith Bothwell	30330 SMB	949-3276 916-8415	945-6397	uplandev@candw.ky
Dean Evans	63 HELL	814-2298 916-7099	949-7520	devans@deloitte.com.ky
Duel Rivers	30656 SMB	949-1213	949-2726	mcpl@candw.ky
Eugene Ebanks	30470 SMB	949-3200 916-6654	949-3700	
Fadey Powery	435 WB	949-3885	945-8713	
Ivan Farrington	31 HELL	949-1087	949-1087	
James Smith	10502 APO	244-3460 946-3904	945-2922	james.smith@gov.ky
Kenneth C. Ebanks	30321 SMB	949-3153 916-2969	949-3172	
Kenric Welds	194 WB	949-1097		
<b>Langlie Powery</b>	<b>2139 GT</b>	<b>949-1363</b>	<b>946-1130</b>	<b>langlie.powery@gov.ky</b>
Nancy Cohen	414 WB	945-1253		nancyco@candw.ky
Roy Bush	472 WB	945-5027	945-8345	scamproy@candw.ky
Rupert Ackerman	30210 SMB	949-9224	945-5119	
Sonya Carlesso-Ebanks	30390 SMB	949-0121	949-7494	baccala@candw.ky
Thomas Ebanks	30205 SMB	244-4815	949-7731	tommy.ebanks@gov.ky
Christine Maltman (Planning)	1036 GT	244-3478	945-2922	christine.maltman@gov.ky
Burton Schneider (Planning)	1036 GT	244-3451	945-2922	burton.schneider@gov.ky

**Chairman:** Langlie Powery  
**Deputy Chairman:** Clarence Bothwell