Overview

The 6,374.34-acre tract of development space known as Whitegate extends from Newton Ground to Belle Vue along the Northwestern section of St. Kitts. Whitegate includes the communities of Newton Ground, St. Pauls, Dieppe Bay, Parsons, Pogson, Lynches, Saddlers, Harris and Belle Vue. Together the communities have a combined population of about 5,078 persons (2001 Population Census).

Whitegate has some of the most tranquil and picturesque sceneries on the island. For more than 300 years the Whitegate lands have been dominated by the Sugar Plantation Economy with rolling gentle slopes of green stretching from the forest’s edge to the coast. At Whitegate, spectacular natural beauty, proper planning and the connections with the people will create a significant legacy.

The Whitegate project has a pivotal role to play in the sustainable development of St. Kitts and Nevis. It is recognized that sustainable development is significant global challenge and that creative solutions have to be designed for the host environment. Accordingly, the Whitegate Development Corporation has set out to build its own legacy rather than relying heavily on other experiences.

Our vision for Whitegate is grounded in the belief that development should lead to long-term people empowerment, both at the community and national levels. Hence, the Whitegate Development Corporation will manage the project using a phasing approach. This approach should allow the Corporation to re-evaluate land values over time and to enjoy the benefits from the development inertia that is created.

In a general way, the Master Plan sets forth the proposed phasing of the project. Phase I identifies the areas that have been allocated to Beaumont Park Horse Race and Grey Hound Track, Beaumont Estate Villa Subdivision and Kittitian Hill Golf Course and Resort Development. Phases II and III broadly identify areas for future resort development. Provision has been made for the establishment of a 1,000 acre agricultural preserve which would also function as a green belt and buffer between existing communities and development areas. The agricultural preserve is being developed in two stages. This Master Plan only shows the area for the first 500 acres.
Whitegate Development Master Plan
Phase 1 Development

Kittitian Hill Resort Development and Golf Course

Beaumont Park Horse and Grey Hound Track & Beaumont estate

Beeumont Park

Dieppe Bay

White Gate

NORTH WEST RANGE

Managed Forest
Beaumont Park Race Track & Beaumont Estate Master Plan

Beaumont Park Horse Race Track and Beaumont Estate Villa project is located between the communities of Dieppe Bay and Parsons. The development includes 200.75 acres of Whitegate lands.

Beaumont Park will include the following:

- Horse race track
- Grey Hound track
- Train Station
- Kennel
- Stables
- Grand Stand
- Nursery
- Breeding Farm
- Restaurant
- Equestrian Center
- Retail Village
- Etc

For further information contact
Beaumont Park Limited
PO Box 521, Basseterre
www.beaumontpark.kn
Kittitian Hill Master Plan

Kittitian Hill is to be built on 390 acres of land at Belmont Estate. It will comprise an Artist Village, Boutique Hotel, Luxury Villas and Town Houses, Recording Studio, Spa, 18-hole Championship Golf Course designed by Ian Woosnam, a Club House, Practice Academy/Drive Range and Plant Nursery. The project will comprise a five-star luxury hotel, three condo clusters with a total of 440 rooms, and 100 luxury villas.

For further information contact Belmont Resorts Limited Unit A 10

KEY

ITEM:
1. Artist Village
2. Boutique Hotel
3. Destination Spa
4. Media Arts Centre
5. a. Golf Course
   b. Club House
   c. Practice Academy/ Driving Range
6. Luxury Villas
7. St. Christopher’s Estate
8. Belmont Village
9. Willet’s Bluff
10. Plant Nursery
11. Entrance to Kittitian Heights

NB - Contours at 4m intervals within boundaries of site.

LOCATION

VISTA TO ST. EUSTATIUS
Phase II

- Rawlins Estate Option
  - Approx. 100 Acres
- Heldon-Belmont Estate Option
  - Approx. 120 Acres
- Brotherson Estate
  - Approx. 15 Acres
- Port Warner Option
  - Approximately 100 Acres
Phase III

Heldon-Belmont Estate Option
Approx. 100 Acres

Rawlins Estate
Option
Approx. 100 Acres

Whitegate Palms
Approx. 200 Acres

Lynches Estate
Option, Approx. 100 acres

Saddlers Option
Approx. 10 Acres

Belle Vue Estate
Approx. 350 Acres

Belle Vue
Option

Port Warner
Option, Approximately 100 Acres

Brotherson Estate
Approx. 15 Acres

Newton Grounds

La Vallette Greens

Dieppe Bay

Parsons

Saddlers

Belle Vue

The Water
3200 feet

NORTH WEST RANGE

100 Acres
Community Profiles

Newton Ground

Population: Approximately 789
Distance from Basseterre: 14 Miles
Labour Force: 360 (2001 Population Census)
Local Economy: Manufacturing, Retailing and Agriculture
Institutions: Churches, Schools, nursery, day care
Infrastructure Level: good

Population: 1,664
Distance from Basseterre:
Local Economy: Retailing, Agriculture, Construction
Institutions: Churches, Schools, Police Station, Health Centre, nursery, day care
Infrastructure level: Good
Community Profiles Con’t

**Dieppe Bay**
- Population: Approximately 660
- Distance from Basseterre:
- Labour Force: Approx. 300
- Local Economy: Retailing, Fishing, Light Manufacturing, Hoteling
- Institutions: Churches, Schools, Police Station, nursery, day care

**Parson**
- Population: Approximately 315
- Distance from Basseterre:
- Labour Force: Approx. 100
- Local Economy: Retailing
- Institutions: Churches
- Infrastructure level: Good
## Community Profiles Cont’d

<table>
<thead>
<tr>
<th>Community</th>
<th>Population</th>
<th>Distance from Basseterre</th>
<th>Labour Force</th>
<th>Local Economy</th>
<th>Institutions</th>
<th>Infrastructure &amp; Services</th>
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<td></td>
<td>Approximately 335</td>
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<td>Approx. 140</td>
<td>Construction</td>
<td>Church</td>
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<tr>
<td>Belle Vue</td>
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</table>
Residential Developments Phase I

The Whitegate Development Corporation has developed land subdivisions for Newton ground, St. Paul and Dieppe Bay. Together the subdivisions account for 31.17 acres with an average lot size of 8,000 sqft.

Lots will be sold with restrictive covenants attached. The covenants will address permissible use(s), height, scale & massing, methods of construction, setbacks, fencing, etc.

The Whitegate Development Corporation will commence the installation of infrastructure at 25% sales.
The Whitegate Development Corporation has earmarked 1000 acres of land for agriculture development (Crop Production). Phase I of the Corporation’s agricultural expansion plan involves the approximately 500 acres at Brotherson and Belmont Estates.
The Whitegate Development Area occupies a major part of the Capisterre region, which was the earliest area in St. Kitts to be settled by the French Europeans. The history and cultural heritage of the area is closely tied to the Sugar Plantation Economy that dominated this rural landscape for centuries. Whitegate and its communities are richly endowed with numerous relics and ruins of the plantation structure.

Under the Master Plan, Belmont Estate is earmarked to be developed as a Sugar Museum and Rum Distillery. Apart from its rich history, the property offers majestic views across the Caribbean Sea to the neighbouring Dutch islands and toward the mountain.

As part of its community development initiative the WGDC will work with key public sector agencies to develop network of public parks and open spaces within the development area. Already the Corporation is collaborating with government to fund the completion of the R.L.B Memorial Park in St Pauls.

Architectural precedent is an important component of historical preservation. The WGDC will take such steps to ensure that Developers recognize the value of the architectural vernacular with a view to incorporate traditional design into development themes.

Accordingly, the WGDC will work with the Development Control and Planning Board to ensure that building designs are in keeping with traditional West Indian architecture.

The WGDC will also work with the St. Christopher Heritage Society to raise awareness on historic preservation and conservation. The corporation will also work to encourage the rehabilitation and development of historic ruins and monuments at the following locations.

- Belmont Estate
- Brotherson Estate
- Fahies Estate
- Newtons Estate
- Parson Estate
- Lavington Estate
Social Development

Support for Education

The Whitegate Development Corporation is fully supportive of community development initiatives that strive to achieve social development. Particularly, the Corporation regards education, particularly early childhood and primary education as the foundations for change.

Accordingly, the WGDC where practical will work with the Government (through its Ministry of Education) and its development partners to support the strengthening of early childhood facilities in the area.

Youth Empowerment

Other than general support through education, the WGDC will work to assist in empowering the youths of the development area through various initiatives including but not limited to the following:

- Assistance with job placement
- Skills and talent management
- Business Proposal development
- Employment counseling
- Entrepreneurship
- Etc

Support for the Elderly

WGDC will work with relevant stakeholders, including the Ministry of Social Development in the continued recognition of the contribution made by senior citizens. The Corporation will work to ensure that organizations such as the Golden Age Club are included in the decision making process.

The Corporation also will participate in activities initiated by the group and would provide such support that is appropriate and practical.
Sports & Cultural Development

There is a long tradition of sporting and cultural excellence in the Whitegate Development Area. Teams from this talented region have dominated in football, cricket, basketball and track and field. The Whitegate Development Corporation recognizes that sports and culture are important vehicles for achieving social development.

Accordingly, the Whitegate Development Corporation is committed to support ongoing sporting and cultural initiatives within the development area. Similarly, the Corporation will seek to attract investments that provide recreational and other cultural related opportunities for residents of the area.

Apart from active sports, the Corporation will support the development of fine and culinary arts. The Corporation will work with Developers in the area to develop training in hospitality and customer service.
Infrastructure Development

Decisions about the allocation of land for development need to be informed by infrastructure costs and the consequences of those decisions. The Infrastructure Plan is an important strategic planning tool that aims to align the WGDC’s ability to service the areas identified for development under the Master Plan.

The external infrastructure components including roads, water, and electricity have to be planned and installed in a manner that integrates rather than isolate various development pockets. Accordingly, under the Master Plan the WGDC will provide for the establishment of infrastructure corridors and right of ways. The Corporation will encourage the development of alternative energy sources including wind, solar and geothermal energy.

Individual Developers are required to plan and design for onsite back-up energy infrastructure. Guidelines for infrastructure design and installation are to be managed by the respective service providers.
Infrastructure Plan

N.B. Electricity & Water distribution lines generally follow the Island Main Road Corridor
Development Guidelines & Standards

The long-term sustainability of the Whitegate project in a major way is dependent on the exercise of various planning instruments including covenants, development guidelines and standards. Other than general covenants that may be included in development agreements, WGDC will allow individual Developers to design and impose their own covenants. Similarly, the WGDC will adopt the various instruments used by the Development Control and Planning Board to guide land use management and the actual implementation of projects. One such instrument is the St. Kits Nevis Building Code, Regulations and Guidelines.

Notwithstanding the above, the WGDC will develop specific guidelines and standards toward ensuring that land uses are compatible and that objectives of the Master Plan are being met. The areas to be addressed in the ‘Development Guidelines for Whitegate’ are:

1. Land use
2. Development Density (Residential, Commercial and Resort)
3. Development and Building Setbacks
4. Site Development (Parking, Landscaping, Drainage, etc)
5. Waste Management
6. Development Control (Elevation profile, roof slope, etc)
7. Submission of Development proposals
8. Infrastructure Design
9. Building Approval
10. Development Application Review
Communications Plan

Creating ‘A world of Difference’ at Whitegate requires a constant dialogue with residents of the community. The Whitegate development concept was inspired in large measure by a desire to empower the people of the Whitegate region. Empowerment is intrinsically linked to access to information.

Accordingly, the WGDC has developed a Corporate Communications Plan that will present information to the general public. The Plan involves the following:

- Development of website (www.whitegatedevelopment.com)
- Publication of annual reports, brochures and leaflets
- Hosting of press conferences and press briefings
- Community meetings and Public Consultations
- Etc

Our Communications Plan will help us to:

- Put effective communication at the heart of everything we do.
- Listen to the views of our community, staff and politicians.
- Encourage confidence in our services and policies.
- Raise awareness of our community leadership role.
- Improve relationships with our partners and stakeholders.
- Make sure communications are accurate, transparent, understandable, timely and planned.
- Identify areas for improvement.
- Enhance our reputation.
- Encourage community participation in the development process.
- Develop innovative ways making the best use of communications technology.
Conclusion

This Whitegate Development Master Plan is a strategic initiative developed by the Corporation to guide the long-term development of the area. The Plan is a useful tool for both developers and the Corporation to reach consensus and agreement about the way the Whitegate area is developed and where a variety of uses and impacts may be proposed on one property.

The Master Plan differs from specific site plans in that it addresses the bigger picture, rather than the minutia of a detailed development site plan. It depicts the larger planning issues such as open space, access, circulation, infrastructure, topography, drainage, access, and the general location of uses, while giving the developer some leeway to address the details of site development plans.
All plans have been prepared for the Whitegate Development Corporation for graphic presentation and an aid to site location. Property lines, tract dimensions and narrative descriptions are approximate. Planning instruments are revised as required. The Corporation reserves the right to make changes that the Corporation in its sole discretion, considers appropriate.