

COASTAL ZONE MANAGEMENT AUTHORITY AND INSTITUTE
Turneffe Islands Coastal Advisory Committee

TURNEFFE ISLANDS DEVELOPMENT GUIDELINES 2003

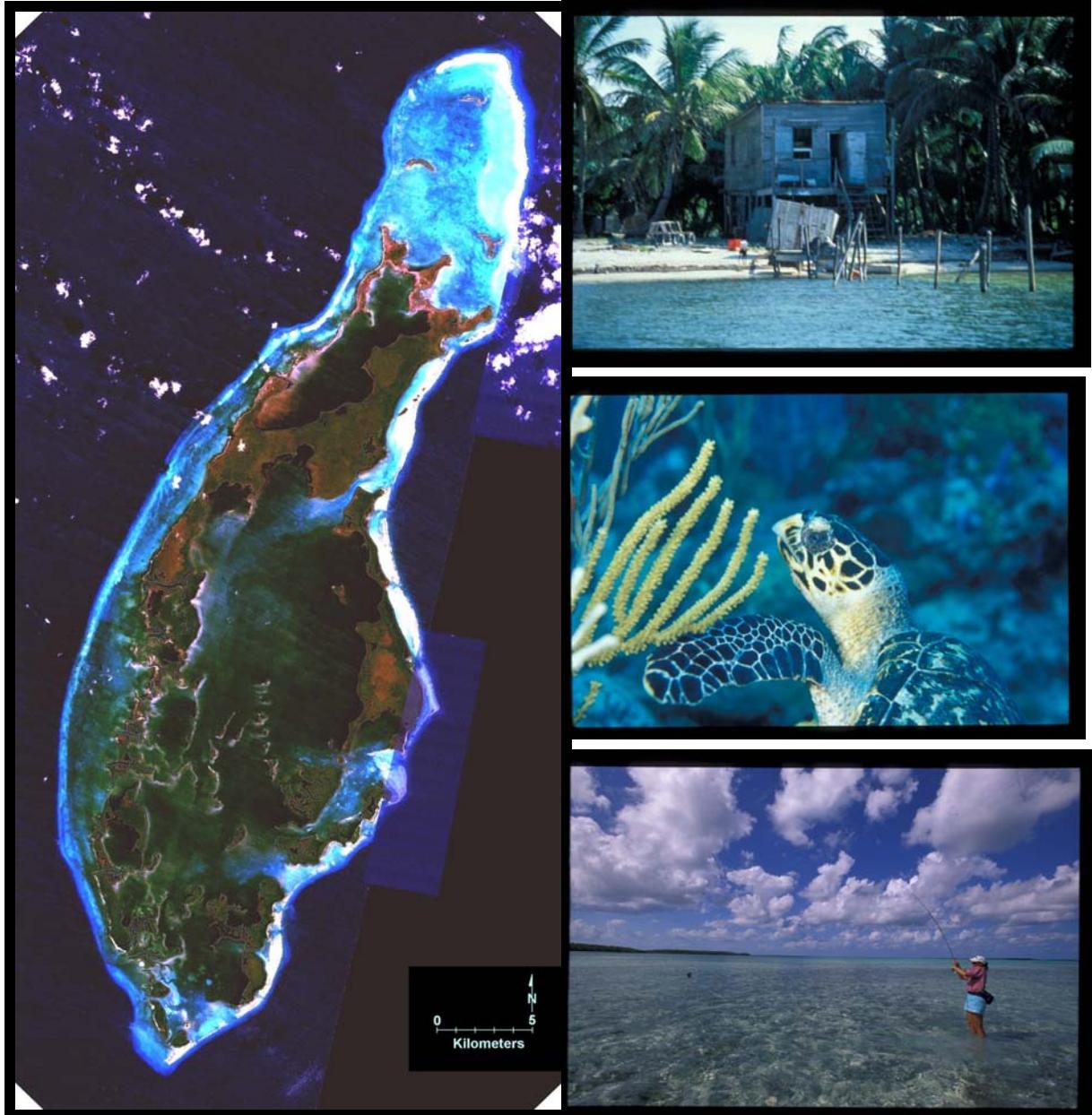


TABLE OF CONTENTS

INTERPRETATION	2
1. INTRODUCTION	3
2. OBJECTIVES	3
3. SECTORAL POLICIES	
3.1 Fishing	5
3.2 Tourism	5
3.3 Land-Use	5
3.4 Dredging	6
3.5 Sensitive Habitats	7
3.6 Utilities	7
3.7 Pollution control	7
3.8 Social Amenities and Recreation	8
3.9 Conservation	9
4. IMPLEMENTATION STRATEGY	9
5. ACKNOWLEDGEMENTS	10
ANNEX 1: BACKGROUND	
I. History of the Turneffe Atoll	A-2
II. History of the Turneffe Islands Development Guidelines	A-2
III. Current membership on the TICAC	A-3
V. Primary Implementation Agencies	A-3
ANNEX 2: LAND TENURE ON TURNEFFE	
I. Turneffe Islands Land Tenure Report	A-4
II. Anecdotal Land Tenure History	A-11
ANNEX 3: PROVISIONAL DEVELOPMENT SITES	A-14
ANNEX 4: MAPS	
I. Indicative Vegetation Cover	A-47
II. Indicative Conservation of Resources	A-48
III. Existing Land Use	A-49
IV. Indicative Development Sites	A-50

INTERPRETATION

The meaning of the following terms that have been used in the description of the Development Sites follow (see also section 6.2 below):

“AGST&D”: means Above Ground Septic Tank with Drain field (in Development Site tables)

“BC”: means Belize City (in Development Site tables)

“BTB”: means Belize Tourism Board

“CZMAC”: means the Coastal Zone Management Advisory Council

“DOE”: means the Department of the Environment, Ministry of Natural Resources and the Environment, GOB

“Entry”: means private surveyors registered entry, lodged at the Lands and Survey Department, Belmopan

“First Aid”: means a facility that is readily available for the provision of first aid to all who can prove they require it

“Fish camp”: means a building or buildings that are permanently or temporarily used for, by full or part time commercial fishermen, as licensed by the Fisheries Department and sport fishing together with ancillary uses such as housing, trap making and storage, boat repair and docking, non commercial plantation, general storage

“GOB”: means Government of Belize

“GPD”: means Geology and Petroleum Department, Ministry of Natural Resources and the Environment, GOB

“Guest House”: means housing facilities for visitors either as a part of the main residence or in a separate building, within the density requirements of the development sites (this is an abbreviated definition of the BTB and must meet their minimum requirements as such)

“Habitable Room”: means a bedroom, living room, dining room or study. All other rooms, such as kitchen or bathroom, or storeroom are not defined as ‘habitable’

“IMS”: means Institute of Marine Studies, University of Belize

“LSD”: means Lands and Survey Department, Ministry of Natural Resources and the Environment

“LWMS”: means Liquid Waste Management System (see section 4.2.8: Pollution control)

“Land”: means all areas within the atoll that are either permanently or temporarily above the surface of the sea, whether through natural or man-made activity. The seabed, while not ‘physical’ land, is defined as National Land

“n/a”: means ‘not applicable’

“NHW”: means Non Hazardous Waste (in Development Site tables)

“Residential”: means a building or buildings that are used solely for permanent or temporary residential use by the owners or others on a non commercial basis, to the exclusion of all other uses and within the density requirements of the development sites.

“Residential Tourism”: means a building or buildings that are used, as one unit each, solely for permanent or temporary residential use on a commercial basis, to the exclusion of all other uses and within the density requirements of the development sites.

“Resort”: means a building or buildings which offers commercial and multi unit accommodation and general amenities to visitors together with ancillary uses such as staff accommodation, general storage and repair facilities, docking, within the density requirements of the development sites.

“TICP”: means Turneffe Islands Committee Plan (1990-91).

“TICAC”: means Turneffe Islands Coastal Advisory Committee

“Tourism Facility”: means any facility that accepts visitors for payment, or in kind, included or not included in the current definitions; that is Guest House, Resort, or Residential Tourism.

“WCP”: means Waste Collection Point (see Development Site No 85).

1. INTRODUCTION

Located 25 miles east of Belize City, the Turneffe Atoll is a discrete group of Cayes surrounded by its own living coral reef. Approximately 30 miles long and 10 miles wide, Turneffe is the largest and most biologically diverse coral atoll in this hemisphere. It supports a number of threatened and endangered species, including the American saltwater crocodile, Antillean manatee, and several species of sea turtles. It is also a substantial contributor to the commercial harvest of conch and lobster in Belize. The atoll is also known worldwide for sport fishing and scuba diving, and is a growing center for marine research in Belize. At the same time, development pressures are increasing. A brief history of the atoll is provided in ANNEX 1.

Section V of the Coastal Zone Management Act (1998) calls for the development of a Coastal Zone Management Plan by the Coastal Zone Management Authority and Institute. The first phase of this plan is the National Integrated Coastal Zone Management Strategy for Belize, which was completed in 2001. The CZM Strategy, along with the Draft Cayes Development Policy (2001), guide the coastal planning programme under which the coastal area of Belize has been divided into nine (9) planning regions, each having shared unique social, economic, geographical, and administrative factors. The first goal of the Coastal Planning Programme, then, is to develop a sound and functional planning mechanism for each of the planning regions. Upon completion, the regional development guidelines will comprise the first component of the Coastal Zone Management Plan for Belize.

The Turneffe Islands constitute one of the Planning Regions as described in the Coastal Zone Management Strategy. The Turneffe Islands Coastal Advisory Committee (TICAC) is composed of Turneffe Island stakeholders, implementing governmental agencies and relevant non-governmental agencies. As there exists no town council or other governmental entity representing stakeholders at Turneffe, the TICAC fills a vital and previously unavailable role for stakeholder input and representation. A priority of the TICAC has been the review, revision, and updating of the Turneffe Islands Development Guidelines, with the overall aim of achieving true sustainable development. The history of these guidelines (first drafted in 1996) is provided in ANNEX 1.

These development guidelines thus represent broad-based recommendations, which are presented in a general sectoral basis in Section 3 to assist regulatory agencies and potential developers in decision-making and planning. The general implementation strategy for these guidelines is presented in Section 4. The current TICAC membership and primary implementation agencies are found in ANNEX 1. ANNEX 2 contains a summary of the current land tenure situation for Turneffe. The provisional development site tables with specific recommendations and maps are presented in ANNEX 3.

2. OBJECTIVES

In order to sustain Turneffe's terrestrial and marine environments, the specific objectives of these Guidelines include:

- a. protect the commercial and sport fishing resources
- b. protect traditional commercial fishing rights
- c. protect the terrestrial and marine environment of the atoll
- d. promote low density, environmentally sustainable tourism (for both high and low capital investment)
- e. prevent over-development
- f. promote an equitable *land distribution/ tenure system* which prevents land speculation

3. SECTORAL POLICIES

These policies are organized into nine sectors addressing current and potential activities at Turneffe. They include: fishing, tourism, land-use, dredging, mangroves/littoral forest, utilities, pollution control, social amenities/recreation and conservation. It is recognized that there are a number of different regulatory and permitting agencies that have direct control over many of the following components.

3.1 Fishing

The atoll and its surrounding waters have provided a productive commercial and subsistence fishery for centuries. Presently, lobster, conch, snapper and grouper are the main commercial species. Bonefish, permit, tarpon and snook are important species for sport fishing. The mangroves, seagrasses and back reef flats act as critical breeding grounds for all of these important fish species. These guidelines seek to ensure that the valuable fishing resources of Turneffe will not be damaged by inappropriate development and that these critical habitats will be maintained.

Traditional fishermen, mostly from Belize City, Sarteneja and Caye Caulker, utilize fishing camps, which are either permanently or semi-permanently occupied. The number of camps decreased from 44 in 1996 to 34 in 2000, and is thought to have declined further. Fishermen have expressed concern over the security of their leases to these camps.

Fish catches, although not well quantified, have declined steadily over the past decade.

Recommendations:

1. Establishment of maximum sustainable yields for all fishing activities, including limits on catch and/or effort
2. Prohibit activities and/or developments that damage commercial and sport fishing habitats
3. Traditional fishermen should be provided with security of tenure (leases) for existing fishing camps
4. Occupants of private lands and parts of national lands that have been leased for tourism should not be permitted to engage in commercial fishing.

3.2 Tourism

Recognizing the attraction Turneffe atoll provides for nature-based recreation, these guidelines propose measures to limit the amount of development in order to sustain this pristine atoll's marine habitat.

There are currently three operational resorts, which cater to sport fishing, diving and snorkeling activities. In addition, there are two educational/research facilities. Day-tours originating from Belize City, Ambergris Caye and other locations are made to Turneffe for sports fishing and diving at a limited number of sites.

Some traditional fishermen have expressed a desire to develop their fishing camps into small, guest houses offering the eco-cultural experience of the fishermen. These guidelines support this type of development, which is reflected in the Provisional Development Site Tables (ANNEX 3).

Recommendations:

1. All tourism facilities should be registered with the BTB, thus meeting the minimum standards and also providing GPS coordinates and a map of their location on Turneffe Atoll.
2. Fishing camps are given the option to develop 'guest houses'; promoting opportunities for the traditional users of the atoll to gain increased benefits from the tourism industry.
3. All tourism facilities should have disaster preparedness and evacuation plans.
4. BTB, DOE and BELTRAIDE should not approve or recommend tourism facilities that do not conform to these development guidelines.
5. The "*Tourism and Recreation Best Practices Guidelines for Coastal Areas in Belize*" produced by CZMAI are additionally recommended.

3.3 Land-Use

The atoll consists of approximately 28,350 acres and is made up of a mix of high and low lands that essentially fringe an expansive lagoon system that can reach to a width of 5 miles and a length of 13 miles. The islands, some of them larger than 5000 acres, are characterized by a variety of approximately 77 vegetation types, reflecting the topography of the land. The high lands are generally covered by littoral forest, palmetto, broken palmetto thicket and coconut; the low lands with high, medium and low mangrove. Much of the low land is permanently inundated.

The 'land', whether consisting of solid high land, substantial mangrove stands or over wash mangrove swamp, is predominantly National land. There are, however, an increasing number of privately owned properties, mainly on the east coast and the south.

The siting of significant structures (lodging quarters, restaurants and bars) over the water is inherently adverse to aesthetics of Turneffe and sets a frightening precedent, which could become very difficult to control. Most of coastal villages with local planning authority have now disallowed this practice. Waste management concerns are more difficult to manage with this type of development. Although 'cleaner technologies' may initially be required, any leaks, malfunctions, etc. could cause immediate detrimental effects to the marine environment. Furthermore, all development on Turneffe is exceptionally vulnerable to hurricanes. Over-the-water construction is far more susceptible to hurricane damage and, thus, this type of development could be economically detrimental.

In the early 1990's, there was a moratorium on the sale of small National cayes. This policy is hereby supported, along with the suggestion to further apply this policy to parcels of land on larger cayes in Turneffe. It is acknowledged that transferable leases have resulted in more land being transferred into private, ultimately foreign hands, with little economic benefits going to the people and Government of Belize.

The revised inventory of cayes for Turneffe indicating current land tenure was completed in late 2002. (Summarized in ANNEX 2). There are 33 private properties, ranging in size from 500 square yards to 351, acres; 139 approved leases, ranging in size from 780 square yards to 85 acres; 33 lease applications that have not yet been approved, and 12 cancelled leases. The 1992 Inventory of Cayes had identified 103 leases.

Recommendations:

1. Reactivate the moratorium on the sale of small national cayes.
2. Institute a temporary moratorium on the sale of all national land on Turneffe until the Biosphere Reserve Management Plan is completed (or until December 2005).
3. Secure tenure (leases) for fishing camps that have had long-term occupation.
4. New leases for fishermen at Turneffe should be prioritized to traditional fishermen.
5. All lease conditions, transfers, and sub-divisions should conform with these guidelines.
6. Over the water closed-structures should not be allowed on Turneffe.

3.4 Dredging and Mineral Extraction

Turneffe atoll has sufficient high land for resort and/or residential use (detailed in the provisional development site tables in ANNEX 3) that the conversion of swamp or sea into "beaches" or "land" is not needed to allow development. Protection of Turneffe's environment, particularly the reef, the back reef flats and the sea grass beds is key to the survival of two major economies at Turneffe, commercial fishing and tourism. Dredging has a negative impact on these habitats, and, as such, and adverse effect on the economy of Turneffe. Coral reefs are sensitive and are easily damaged by silt and runoff from dredging. The reef system at Turneffe has been under increased stress in recent years due to coral bleaching from climatic changes as well as damage from Hurricanes Mitch and Keith in 1998 and 2000. as a result, it is particularly important to limit significant man-made stresses from activities such as dredging.

In short, dredging conflicts with the two overriding goals of the Development Guidelines, i.e. sustainable economic development and protection of the unique and fragile environment at Turneffe.

Recommendations:

1. In consideration of the planning objective to minimize the impact of development on the atoll and confine developments to lands that are naturally supportive of such development, no dredging, sand mining or land filling /reclamation should be allowed on Turneffe.
2. Any reclamation of lost property, (after hurricanes) however, should only be done in consultation with the relevant authorities.
3. There should be minimal manual dredging for boat access. Land that has no feasible access should not be developed. The provisional development site tables (ANNEX 3) give provisions for piers.

3.5 Sensitive Habitats

The mangroves, seagrasses and back reef flats and reefs are interdependent and particularly sensitive habitats, which act as critical breeding grounds that must be maintained. Mangroves are important for a variety of ecological and economic reasons including their role as fisheries nurseries and habitat. In addition, they provide habitat for birds, crocodiles, marine invertebrates and numerous insects; serve as protection against hurricanes, storms and erosion, provide flood control, water purification and natural filtration services. Turneffe contains the largest area of mangroves found on Belize's cayes. The variety and extent of mangrove habitats found there is extraordinary.

Littoral forest refers to forested areas along the coast or cayes that generally occurs on high land. They have distinctive plant assemblages such as red and white gumba limbo, sea grape, poisonwood, matapalo fig, sapodilla, numerous shrubs and other flowering plants, which support a diverse assemblage of birds and insects. Caye littoral forest is probably the most threatened coastal habitat in Belize and the eastern side of Turneffe is an important area for littoral forest.

Recommendations:

1. Due to the importance of mangroves as providers of ecological services for the atoll and to its main industries (fishing and tourism), the Mangrove Protection Act of 1989 should be strictly enforced.
2. Clearing of vegetation should be kept to a minimum and valuable littoral forest should be identified and reserved.
3. Certain high mangrove stands are used for the selective cutting of poles and palmettos for fishing trap construction. This use is sustainable in its present volume and should be allowed, recognizing that some management may be required in the future.

3.6 Utilities

Given the remote nature of the atoll, provision of adequate water and electricity is a major obstacle for development and a potential source of environmental degradation. These guidelines seek to ensure that proper consideration is given to the environmental consequences of providing these utilities, with site-specific recommendations included in the Provisional Development Site Plans (ANNEX 3). The matter of the level of requirement and the means of supply falls, in many ways, into two categories: the fishing camps, which generally do not require much infrastructural development or provision, and the tourism / residential developments which require more advanced infrastructural development.

Recommendations:

1. The use of solar and wind power is recommended, yet it is recognized that generators will continue to be the main component.
2. Generating systems should be shared by neighboring developments as far as is feasible.
3. All development proposals on the atoll should include detailed consideration of how to supply adequate fresh water sources that do not degrade the natural fresh water resources used by wildlife.

3.7 Pollution control

The matter of pollution control is addressed in much the same format as is utility supply: what is recommended as suitable for the resort and residential developments differs from that for the fishing camps. This is based on the possible occupation and investment levels: a resort or a residential development (whether permanently or occasionally occupied) will probably generate far more waste, and should have access to higher investment for disposal systems, than a fishing camp.

Recommendations:

1. With respect to residential developments and small/medium-scale resort facilities, all putrescible waste will be composted. For larger resorts, organic waste will be treated by means of an earth tub or similar type technology and the resulting compost used in landscaping the compound. Solid waste, not able to be composted or incinerated, will be properly stored and transported to the mainland for final disposal. All hazardous wastes (such as batteries, tyres, insecticide cans,

items contaminated with petroleum-based products, etc.) will be properly stored and transported to the mainland for final disposal.

2. For all developments waste minimization and the potential for recycling should be considered in the provisioning of supplies onto the atoll. On-site waste disposal should be accomplished with those wastes that can be properly disposed of in this manner, as described in the National Solid Waste Guidelines.
3. Small-medium scale resorts will utilize metal containers for the incineration of inorganic waste. Such incineration will be done in such a manner that will not be a nuisance to neighbors or resort guests. Large-scale resorts will be required to utilize incinerators for these purposes.
4. For fishing camps, the volume of solid waste generated is so small that incineration on site, given adequate precautions, should be acceptable. If a camp were to take up the option of developing 'guest house' facilities, which the plan supports, they should then conform to recommendations 1 and 3.
5. The use of septic tanks will not be utilized for resort facilities. Resort facilities will utilize cleaner technologies e.g. USBF and Aquarius Systems for the purpose of liquid/sewage waste disposal. The system of choice must have the approval of the DOE.
6. Latrines should only be used in fish camps if the occupancy is minimal, i.e. 2-3 people. If the fishing camp takes up the option of developing 'guest house' facilities, which the plan supports, then they shall utilize lined grey-water gardens. Small residential developments will utilize septic tanks with grey-water gardens.
7. In an effort to reduce and prevent the environmental impacts associated with waste generation and its disposal the operators of cruise ships are to take the following measures:
 - (a) No solid waste or used oil will be released or dumped into the sea or cayes while the vessel is in Belizean waters.
 - (b) Any boat or smaller vessel taking tourists to an island or caye destination in Belize will ensure that no litter or waste is thrown over-board or left littering the island or caye. All waste originating from the mother ship will be placed into a container and returned to the mother ship.
 - (c) A ship's document, certifying its MARPOL Solid Waste Management and Separation Plan, must be presented (to the BTB).
 - (d) No oily or contaminated bilge water will be released in Belizean territorial waters without the prior written permission of the Department of the Environment except in emergency situations where the vessel is taking on water to the extent that the safety of the vessel or those aboard would be threatened.

3.8 Social Amenities and Recreation

Given the remoteness of the atoll, the disbursed community of fishermen, resort staff and tourists need to work cooperatively to secure basic social amenities.

Recommendations:

1. Because there are no basic health care facilities on the atoll, recreational and commercial users should be prepared to provide their own medical care, although resorts are encouraged to provide assistance to the wider community.
2. The IMS on Calabash Caye, or other suitable facilities, should be used for meetings of the general community or specific groups/committees on the islands.
3. Specific sites for general public recreation should be established.
4. Public recreational beaches, with infrastructure such as pier and bathroom facilities, should be established in order to manage and facilitate day-trip tourism at suitable sites on Turneffe. This could be accomplished through park management agreements (co-management MOU's) if the beaches are incorporated into protected areas. Funding could be derived from user fees and conservation agency support.
5.
 - a. Cruise ships and other vessels will only be allowed to anchor at sites or in harbors designated by the Belize Port Authority. In the vicinity of the reef and inside all marine protected areas, vessels must moor at sites designated by the Fisheries Department where adequate mooring facilities have been installed. Other motor vessels associated with the operations of the cruise ship will not be allowed to drop anchor where harm to the Belize Barrier Reef or any part thereof could be caused by the anchor chain, vessel, or anchor itself.
 - b. In the event that the cruise ships or other vessels are to be anchored in the vicinity of the atolls or reef, permanent-mooring sites will be established for this purpose in consultation with the Fisheries Department

3.9 Conservation

Turneffe is unique in that it is one of the few atolls in the Caribbean containing excellent reef development around its margins as well as intact mangrove and seagrass habitat in its interior. It is also the largest of the four atolls in Mesoamerica. The reefs and hard-bottom communities support a diverse assemblage of corals, sponges, and fish. Critical fish spawning sites are also known to exist off both the northern and southern tips of the atoll, including sites for the endangered Nassau grouper.

Turneffe contains some of the best remaining American salt-water crocodile habitat in the Caribbean, with perhaps the largest population in Belize of this endangered species. Sea turtles also nest on the sandy beaches of the eastern cayes. In respect to marine mammals, dolphins and the endangered Antillean Manatee are also regularly found in the interior network of mangrove cayes. Several species believed to be endemic to Belize, including Belize's atoll gecko and the rare and cryptic white-spotted toadfish, are found here.

Turneffe also has the distinction of being the only atoll in the Belize Barrier Reef System with no protected areas, although recommendations and justifications for such areas have been made since at least the mid 1990's.

Recommendations:

1. The Turneffe Islands Committee Plan (in the early 1990's) and the Coastal Zone Management Authority and Institute in 1999, identified a number of terrestrial areas to be reserved due to their high conservation value. Prioritization of marine conservation sites has yet to be accomplished, but will be incorporated into the overall management plan within the biosphere reserve framework. The following CZMA/I recommendations for conservation sites are hereby endorsed by the TICAC.
 - Soldier Caye (nesting site for the roseate tern and white crowned pigeon);
 - Grassy Caye Range (nesting site for turtles and the roseate tern); flats for bonefish and juvenile conch;
 - Blackbird, Deadman's and Calabash cayes (important nesting sites for the endangered American crocodile); Calabash also a turtle nesting and ancient Maya site;
 - Vincent's (or Northern) Lagoon, Freshwater Creek area, Pelican Caye, the Crayfish Range / New Bight area in Central Lagoon, Sheg Caye Bluff / Cross Caye, Cockroach Bay Caye, Douglas Caye, mangrove cayes east of Calabash, and Calabash Lagoon;
 - Mauger Caye (site of a historic lighthouse)
2. National land lying outside of the identified provisional development sites should not be developed pending further studies.
3. It is recommended that Turneffe atoll be established as Belize's first Biosphere Reserve, emphasizing a multiple use (conservation, fishing/ tourism and education/research) zoning scheme. As an initial step in establishing the Biosphere Reserve, Vincent's Lagoon and the associated Cayes are recommended as a core protected area (National Park/Marine Reserve).
4. Dogs, cats and other pets should be contained so as not to disturb wildlife.

4. IMPLEMENTATION STRATEGY

The Turneffe Islands Development Guidelines form part of the comprehensive Integrated Coastal Zone Management Plan to be developed by the CZMAI. After approval of the Plan by the Board of Directors, it will be passed on to the House of Representatives for endorsement.

Following the government's policy of decentralization and inclusion of stakeholders in the decision-making processes, it is envisioned that the regulatory and permitting agencies will recognize the stakeholder consensus expressed through these guidelines. The TICAC will work closely with the Coastal Zone Advisory Council regarding monitoring and implementation of the guidelines.

In addition to the overarching policies described in Section 3, the guidelines include provisional development sites, as presented in ANNEX 3. The identification of, and recommendations for these

provisional development sites was based upon information received from Government agencies, from the atoll's occupants and users, extensive field work, aerial photographs and satellite images. The identification of a development site does not mean that the land is recommended for development or must be developed; it simply means that if that land is developed then the recommendations of the plan should apply.

ANNEX 3 specifies the type of land use, lot size, building density, means of utility supply and other performance standards recommended for each site. It is intended that development should take place only on these potentially suitable sites; the remainder of the land, whether it is high or low, should remain undeveloped, at least until further review.

Planning is a continual process of recommendation, participation, implementation and review. These guidelines and provisional site development recommendations should be monitored on a continual basis in order to establish its strengths and weaknesses. It is acknowledged that, at any given time, some of the detailed information presented in the provisional site development recommendations will be in error. Thus all users of the plan are urged to provide updates and / or corrections to the CZMAC and TICAC.

Additional studies are needed, in liaison with the relevant authorities and the islands' occupants, on the areas outside the 'provisional development sites': the "reserved" national land. Such studies should reveal information which may better determine to what degree these lands should be reserved and what, if any, 'compatible development' they could accommodate. Further research targeting the conservation of threatened and endangered species and critical marine habitats/species affected by the development on the cayes, must also be conducted and used to revise the provisional site development recommendations and overall development guidelines, as needed. This process will be included in the general plan review procedure.

Through a management planning mechanism, TICAC will regularly update the provisional development sites with the realization that a) development of all listed sites could, in and of itself, cause an over-development situation, and b) through the implementation of the Biosphere Reserve, as well as other considerations, sites may need to be added or removed. Working together to promote environmentally sound, rational and equitable development, these guidelines will hopefully set a good example of representative, cooperative and adaptive management.

5. ACKNOWLEDGEMENTS

The TICAC would like to acknowledge the hard work and dedication of all its members (listed in ANNEX 1) in the completion of these development guidelines for Turneffe. A special thanks is offered to World Wildlife Fund's Mesoamerican Caribbean Reef Conservation Program for funding the land tenure consultancy through Grant PVG-14 to the CZMAI and for supporting Dr. M. McField's time in editing this document. The CZMAI, particularly John McGill and Desirée Graniel are commended for their longstanding efforts to develop and support these guidelines and TICAC. Janet Gibson is also acknowledged for her longstanding efforts and vision for creating the CZMA/I and the mechanisms for management planning in Belize, which are exemplified by these development guidelines.

The original development guidelines were compiled by John McGill, with assistance from the following:
Richards, Gilbert 1994 Frame Survey Report (Fisheries Department)
Zisman, S; Minty, C; Murray, M 1995 Turneffe Terrestrial Resource Reconnaissance: Report to CCC Ltd, Department of Geography, University of Edinburgh
Turneffe Island Committee (courtesy Earl Young, CZMU, Fisheries Dept., and Clinton Gardiner, DCLS, Lands & Surveys Dept.)
Ray Lightburn, Blackbird Caye Resort, Turneffe Islands
Jonathan Ridley, Marjo Vierros, and Kevin Coye; Coral Caye Conservation
Gayle Bradley Miller, Marine Research Centre, University College of Belize
Susan Wells, CZMP
Carmen Cawich, CZMP
Rory Solis, CZMP
Turneffe Island Lodge, Turneffe Islands
Westby, Hopeton, fisherman
Young, Morrel, Fisherman
Amigos del Mar, San Pedro
Alison Saunders, Oceanic Society Expeditions, Turneffe Islands
Lands and Survey Department, Ministry of Natural Resources, GOB

The Planning Section, Housing and Planning Department, Ministry of Housing, Urban
Development & Co-operatives, GOB
The Inventory of the Cayes, CZMU, 1992
Department of Archaeology
Lighthawk

ANNEX 1: BACKGROUND

I. History of the Turneffe Atoll:

The Turneffe atoll consists of approximately 28,350 acres, which is a mix of high and low lands that fringe an expansive lagoon system reaching a width of 5 miles and a length of 13 miles.

The islands, some larger than 5000 acres, are covered by at least 77 different vegetation types. The high lands are generally covered by littoral forest, palmetto, broken palmetto thicket and coconut. The low lands are primarily mangrove swamp. The complex pattern of cayes, spits, channels, lagoons and reef are an excellent breeding ground and nursery for wildlife and fish.

Approximately a century ago many of the high coastal areas on the east coast were planted with coconuts. Hurricanes and disease have destroyed the economic viability of the coconut plantations, and there is no meaningful commercial cultivation these days. Parts of the lagoon system were used for commercial sponge cultivation in the early part of the 20th Century.

Fishermen have used the Turneffe atoll since Mayan times and ancient Mayan settlements have been identified on Calabash Caye and Grand Bogue Point. Today the Atoll is dotted with commercial fishermen's camps, occupied either permanently or temporarily. Most commercial fishermen at Turneffe are from Belize City and Sarteneja, and their camps are located on land leased from the Government of Belize.

Primarily over the past two decades, tourism has been developed on the Atoll. There are currently three operational resorts which cater primarily to sport fishing, diving and snorkeling clientele. Tourists from other locations such as Belize City, Caye Caulker, San Pedro and the live-aboard dive boats also utilize Turneffe.

The Turneffe Atoll is primarily National Land. Since the late 1990's, there has been a moratorium, agreed to at cabinet, on the sale of National Land on the Cayes. Some leases given out to fishermen and others have been surveyed and subsequently purchased which has led to some land speculation.

The Coastal Zone Management Authority and Institute (CZMAI) has periodically undertaken an assessment of the existing uses and the natural characteristics of the terrestrial environment. This has resulted in a reliable base map being drafted on the CZMAI GIS capabilities.

II. History of the Turneffe Islands Development Guidelines:

In the early 1990's the "Turneffe Islands Committee" was established to help protect the atoll's fragile environment and the rights of customary users, the commercial fishermen. The Turneffe Islands Committee intended to allot parts of the atoll for different uses; however, this process was never completed.

The initial Turneffe Islands Development Guidelines were drafted in 1996. They evolved through an extensive study of the region and consultation with identified stakeholders. The Turneffe Islands Development Guidelines were the first drafted through the Coastal Zone Management Project, which later became a statutory body through the Coastal Zone Management Act of 1998. They were intended to act as a prototype for other coastal guidelines.

In accordance with the 2001 Coastal Zone Management Strategy for Belize and the draft Cayes Development Policy calling for the preparation of Development Guidelines for all the cayes in Belizean waters, the guidelines were reviewed and revised in 2001. This was done using the same format as the 1996; however, it was not possible to conduct in-depth research into the current status of leases and property holdings at that time.

Additional factors also prompted the need for further planning and revision of the guidelines in 2001. One was the establishment of the Government of Belize/University of Belize Institute of Marine Studies (IMS) (originally the Marine Research Centre) on Calabash Caye; the other was a proposal that the Turneffe Island Development Guidelines act as a model for future planning in the coastal zone. This

latter consideration has largely led to the Coastal Planning Programme and its 9 Coastal Planning Regions.

In August of 2001 the TURNEFFE ISLANDS COASTAL ADVISORY COMMITTEE (T.I.C.A.C.) held its initial meeting. This current revision of the guidelines is a result of the committee's work over the past 15 months.

III. Current membership on the TICAC:

Craig Hayes	Turneffe Flats (Chairperson)
Rennick Jackson	Fisheries Department (Vice-chairperson)
Desirée Graniel	Coastal Zone Management Authority and Institute (Secretary)
Barbara Abdulhadi	Physical Planning Section, Lands & Surveys Department
Eden Garcia	University of Belize
George Hanson	Forest Department
Anthony Andrews	Housing and Planning
Mustafa K Touré	Belize Fishermans Cooperative Association
Melanie McField	Belize Alliance of Conservation Organizations
Diane Wade Moore	Association of National Development Agencies
Birgit Winning	Oceanic Society
Jorge Espot	BELTRAIDE
Angel Marin	Turneffe Fisherman
Andrew Godoy	Belize Tourism and Industry Association
Raphael Sosa	Ministry of Education
Mark Thomas Wasiak	Turneffe Island Lodge

V. Primary Implementation Agencies:

The TICAC affirms its function as an Advisory Committee making recommendations to implementing agencies through the CZMAC. TICAC recognizes that the governmental agencies charged with implementation sit on the TICAC and/or the CZMAC, and as such, it is the impression of the TICAC that recommendations from TICAC will carry a related high measure of credibility with implementing agencies.

The primary agencies involved in the formal implementation of development guidelines are identified as the following Government, quasi-governmental, voluntary and private organisations:

- sub-division regulation: the Physical Planning Section and the Land Utilisation Authority (Lands Department);
- construction of coastal structures: the Physical Planning Section (Lands Department);
- hotel development: the Belize Tourist Board, Belize Hotels Association, Belize Tourism Industry Association;
- housing: the Housing and Planning Department;
- fiscal incentives: Belize Trade and Investment Development Service;
- tour operations: the Belize Tourist Board, Belize Tour Operator's Association, Belize Tour Guide Association;
- fishing: the Fisheries Department;
- wildlife conservation: the Conservation Division of the Forest Department;
- aquaculture or mariculture: the Fisheries Department;
- gravel extraction and dredging: the Geology and Petroleum Department;
- environmental screening: the Department of the Environment;
- marine reserves: the Fisheries Department, NGOs (under license from the department);
- national parks, monuments, wildlife sanctuaries and nature reserves: the Forest Department, Protected Areas Conservation Trust, NGOs (under license from the department);
- forest reserves: the Forest Department, NGOs (under license from the department);
- mangrove protection: the Forest Department;
- disaster preparedness and planning: the National Emergency Management Organization;
- shipping and cruise ships: the Belize Port Authority, the Belize Tourist Board.

ANNEX 2: LAND TENURE ON TURNEFFE

Turneffe Islands Land Tenure Report

<i>Site</i>	<i>Caye Name</i>	<i>Owner/Lease Holder</i>	<i>Title Type</i>	<i>Area</i>	<i>Land Use</i>
1	Mauger Caye	Belize Port Authority	Freehold	1 Acres	Lighthouse
11	Turneffe Flats	Turneffe Flats Resorts (Turneffe Enterprise Ltd.)	Freehold	25	Tourism
12	Blackbird Caye	Arturo Flores	Leasehold	2 Acres	fishing/tourism
12	Turneffe Flats	Raul Cocom	Leasehold	5 Acres	tourism
12	Turneffe Flats	Bernard Wolfe	Leasehold	1 Acres	tourism
12	Turneffe Flats	Cornelius Wolfe	Leasehold	1 Acres	tourism/marine agriculture
12	Turneffe Flats	Kenneth Gibbs	Leasehold	5 Acres	
12	Turneffe Flats, Blackbird	Abraham Wolfe	Leasehold	2 Acres	tourism
12	Turneffe Flats, Blackbird	Ben Wilson	Leasehold	2 Acres	
15	Pelican Caye	John E. Gongora Jr.	Leasehold	2 Acres	Fishing/tourism
16	Blackbird Caye	Manuel Flores	Leasehold	2 Acres	fishing/tourism
16	Blackbird Caye	David Flores	Leasehold	2 Acres	fishing/tourism
16	Turneffe Flats	Melanie Speer	Leasehold	1 Acres	tourism
18	Shag (Cross) Caye	Andrew M. Young	Leasehold	1 ac.	none indicated/ lease expired in 1991
18	Cross Caye	Glenford Young	Leasehold	1 Acres	fish camp
19	Blackbird Caye	Andrew M. Young	Leasehold	5 Acres	fish camp
19	South east of Cross Caye	Andrew M. Young	Leasehold	5 Acres	Fishing
2	Crawl Caye	Ernest Muslar	Leasehold	Entire Caye	Fishing
22	Soldier Caye	Michael Feinstein	Freehold	5 Acres	Residential
24	Blackbird Caye	Black Bird Caye Resort Ltd.	Freehold	351 Acres	Tourism
25	Northern Side of Long Bogue	Ronald Bowden	Leasehold	1 Acre	
26	Blackbird Caye	Morrell Young	Leasehold	5 Acres	
28	Little Calabash (Garfield's)	Peter Codd	Freehold	484 Square Yards	
29	NE side of Little Calabash Caye	Winston Cabral	Leasehold	1 Acres	fish camp
3	Three Corner Caye	Angel Marin	Leasehold	2 Acres	fishing
30b	Calabash Main	University of Belize	Leasehold	5 Acres	Education and Research
31	A caye between Grand Point and Big Caye Bokel	Randolph Young Sr.	Leasehold	2 Acres	fishing
31	Calabash Caye	Francis Codd	Freehold	1 Acres	residential
31	Calabash Main Caye	Narcisco Flores	Leasehold	2 Acres	fishing/tourism
31	Calabash Main	Barbara Romero	Leasehold	2 Acres	

<i>Site</i>	<i>Caye Name</i>	<i>Owner/Lease Holder</i>	<i>Title Type</i>	<i>Area</i>	<i>Land Use</i>
31	Calabash Main	Randolph Young Jr.	Leasehold	2 Acres	fishing
31	Calabash Caye	David Sellon	Freehold	1 Acres	residential
31	Calabash Main	David Sellon	Freehold	2 Acres	fishing camp/residential
31	Calabash Main	Rusty Johnson	Freehold	10 Acres	tourism
31	Calabash Main	Maurice Underwood	Freehold	1.85 acres	1 fishing & residential
31	Calabash	Winston Westby	Leasehold	2 Acres	fishing/tourism
31	Calabash Caye (east coast)	Carl Lindbergh Rogers	Freehold	1 Acres	residential
31	Calabash Main	Gabrielle Wollensak	Freehold	4 Acres	vacationing/micro-tourism
31	Calabash	Rusty Johnson	Freehold	1 Acres	tourism
31	Calabash Caye	Sidney Lightburn	Freehold	4 Acres	
31	Calabash Main	Abdul Hamze	Freehold	33 Acres	tourism
32	Calabash Main Caye	Michael Young	Leasehold	2 Acres	agriculture
32	Calabash	Marion Usher	Freehold	3 Acres	residential
33	South of Calabash	Hopeton Westby	Leasehold	3827 Square Yards	Fish camp
34	Calabash	Andrew Wang	Freehold	10 Acres	tourism
35	Calabash	Arnaldo Pena	Freehold	249 Acres	
4	Dog Flea Caye	Eduardo Brown	Leasehold	1 Acres	fish camp
4	Pelican Caye	Terry Anderson	Freehold	1 Acres	tourism
4	2 small cayes between Dog Flea Caye & Cockroach Caye	Lindsay Miller	Leasehold	2 small cayes	fishing
42	Ropewalk	Raymond Heusner	Leasehold	2 Acres	
42	Ropewalk Caye	Raymond Heusner	Leasehold	2 Acres	fishing/tourism
43	Ropewalk Caye	Sydney Fuller	Leasehold	2 Acres	fishing/tourism
43	Ropewalk Caye	Steve Fuller	Leasehold	2	fishing/tourism
43	Ropewalk	Janine Sylvester	Leasehold	5 Acres	tourism/residential
43	Grand Bogue	Elsie Young	Leasehold	20 Acres	fish camp/plant coconut/residential/raise animals
44	Ropewalk	Chester Requena	Leasehold	2 Acres	commercial fishing
44	Ropewalk	Jacob Teichroeb	Freehold	47 Acres	Status of this portion still remains unclear
44	Ropewalk	Allan Green Jr.	Leasehold	3 Acres	commercial fishing
44	Ropewalk	Allan Bevans Green	Leasehold	32 Acres	commercial fishing
44	Ropewalk	Warren M. Coye	Leasehold	5 Acres	
44	Ropewalk	Dion Green	Leasehold	3 Acres	commercial fishing
44	Ropewalk	William Bowman & John Meggs	Freehold	73 Acres	may be in the process of changing status
44	Ropewalk	Trenton Green	Leasehold	5 Acres	commercial fishing

<i>Site</i>	<i>Caye Name</i>	<i>Owner/Lease Holder</i>	<i>Title Type</i>	<i>Area</i>	<i>Land Use</i>
44	Ropewalk	Ainslie Leslie	Leasehold	5 Acres	
44	Ropewalk	Servulo Baeza	Leasehold	5 Acres	
44	Ropewalk	Fabian Green	Leasehold	5 Acres	commercial fishing
45	Ropewalk	Glenn Smith	Leasehold	2 Acres	
45	Ropewalk	Hugh Malic Jr.	Leasehold	10 Acres	shrimp farm/resort facilities
45	Ropewalk	Elias Galvez	Leasehold	15 Acres	tourism
45	Turneffe Range	Osbert Usher	Leasehold	5 Acres	
45	Ropewalk	Cleophus Lord	Leasehold	5 Acres	residential
45	Ropewalk	Marcial Graniel	Leasehold	10 Acres	tourism
46	Ropewalk	Harold Smith	Leasehold	2 Acres	fishing/retirement
47	a small caye between Ropewalk Caye and Deadman Caye	Filberto Cawich	Leasehold	a small caye	fishing
48	Ropewalk	Glenn Smith	Leasehold	2 Acres	Fishing
48	Ropewalk	Ebenezer Garbutt	Leasehold	2 Acres	fishing
49	Deadman's Caye	Leonard Cassanova	Leasehold	A caye	fishing
49	Ropewalk	Anthony Williams	Leasehold	5 Acres	fishing/tourism
5	Cockroach Bay	Wayne Jones	Leasehold	2.08	fishing
5	Cockroach Bay	Ambrosio Hernandez Sr.	Leasehold	2 Acres	fishing/tourism
5	Cockroach Caye	John Castro	Leasehold	2 Acres	fishing
5	Cockroach Caye	Albert Cherrington	Leasehold	2 Acres	aquaculture
5	Cockroach Caye	Llewelyn Smith	Leasehold	2 Acres	fishing
5	Cockroach Bay	Godwin Straughn	Leasehold	2 Acres	fishing/tourism
5	Cockroach Bay	Ambrosio Hernandez Jr.	Leasehold	2 Acres	tourism/agriculture
5	Cockroach Caye	Lucas Vasquez	Leasehold	2 Acres	fishing
5	Cockroach Bay	George Joseph	Leasehold	2 Acres	fishing
5	Cockroach Bay	Rudolph Allen	Leasehold	2 Acres	fishing/tourism
5	Cockroach Bay	Fred Bush	Leasehold	2 Acres	fishing/tourism
5	Cockroach Caye	Leonard Castro	Leasehold	2 Acres	fishing/tourism
50	Ropewalk	Miguel Marin	Leasehold	5 Acres	
50	Main Deadman's Caye	Joseph Garbutt	Leasehold	2 Acres	fishing
50	Ropewalk Main	Dr. Errol Vanzie	Leasehold	2 Acres	
51	Cockney Point	Fabian Johnson	Leasehold	1 Acre	fishing/tourism
52	Coco Tree Caye	Fabian Johnson/Bruce Douglas	Leasehold	5 Acres	tourism
53	Caye Bokel	Bill Haerr	Freehold	10 Acres	tourism/resort
54	Caye Bokel	Michael Walterstein	Freehold	85 Acres	

<i>Site</i>	<i>Caye Name</i>	<i>Owner/Lease Holder</i>	<i>Title Type</i>	<i>Area</i>	<i>Land Use</i>
54	Caye Bokel	Joseph C. Gray	Freehold	16 Acres	vacationing/tourism
55	Caye Bokel (SE Side)	Austin Miller	Freehold	34 Acres	
55	Caye Bokel	Joseph C. Gray	Freehold	28 Acres	vacation/tourism
56	A caye between Grand Point and Big Caye Bokel	Robert Young	Leasehold	2 Acres	fishing
56	Caye Bokel	Dennis Young	Leasehold	100' X 100'	fish camp
57	A caye between Grand Point and Big Caye Bokel	Eddison Gabourel	Leasehold	6 Acres	fishing
57	A caye west of Big Caye Bokel	Louis Anthony Leslie	Freehold	3 Acres	
58	Ropewalk Caye	Oscar Nah	Leasehold	2 Acres	fishing
58	Grand Point	Baldezar Cobb	Leasehold	2 Acres	fishing/tourism
58	Grand Point	Sisto Cobb	Leasehold	2 Acres	Fishing/tourism
58	Grand Point	Ogden Garbutt	Leasehold	1 Acres	fish camp
58	Grand Point	Alberto Teck	Leasehold	2 Acres	fishing/tourism
58	Grand Point	Hector Lopez	Leasehold	2 Acres	fishing/tourism
58	Grand Point	Nolasco Cobb	Leasehold	2 Acres	fishing
58	Grand Point	Rondolpho Teck	Leasehold	2 Acres	fishing/tourism
58	Grand Point	Lorenzo Cobb	Leasehold	2 Acres	fishing
58	Grand Point	Perfecto Cobb	Leasehold	2 Acres	fishing
58	Grand Point	Javier Cobb	Leasehold	2 Acres	fishing
59	Grand Point	Ursulo Bermudez	Leasehold	2 Acres	fishing/tourism
6	Grassy Caye No.2	Dale Fairweather	Freehold	2 Acres	fishing
6	Grassy Caye	Allan Chandeler	Freehold	2 Acres	tourism
6	Grassy Caye No.3	Alfredo Aldano	Leasehold	a caye	tourism
60	Deadman Caye (northern tip)	Delphin Castillo	Leasehold		Records show approval but did not indicate amt. of acres; originally applied for 10 acs.
63	Rivas Caye	Umberto Avilez	Leasehold	A small caye	fishing/tourism
63	North Point of Rivas Caye	Desiderio Rosado	Leasehold	70' X 100'	fish camp (securing fish traps)
66	North of Joe's Hole	Keith Baird	Leasehold	2 Acres	fishing/tourism
66	Joe's Hole	Carlos Alejos	Leasehold	unknown	fishing
69	Bull Bay (south point)	Pedro Ayuso	Leasehold	2 Acres	commercial fishing
7	Grassy Caye (2 cayes)	Hopeton Westby	Leasehold	2 small cayes	
70	Little Joe's Hole	Bernaldo Bey	Leasehold	10 Acres	
71	Long Ridge	Nelson Berry	Leasehold	2 Acres	fishing
72	Grand Bogue Creek (SE)	Colin Jones	Leasehold	2 Acres	fishing
80	Douglas Caye	Marciano Trejo	Leasehold	a caye	fishing

<i>Site</i>	<i>Caye Name</i>	<i>Owner/Lease Holder</i>	<i>Title Type</i>	<i>Area</i>	<i>Land Use</i>
82	North of Crikozeen Creek	Martin Sanchez	Leasehold	2 Acres	tourism
82	North of Crikozeen Creek	Robert Garbutt	Leasehold	2 Acres	fishing/tourism
83	North of Crokezeen Creek	Mounthcrief Flowers Jr.	Leasehold	2 Acres	fishing
83	Grand Point	Theodora Flowers	Leasehold	5 Acres	fishing/tourism
84	Snake Point	Melvin Young	Leasehold	25 Acres	fishing/coconut plantation
9	Northern Bogue	Carlos Alejos	Leasehold	2 Acres	fishing
9	Northern Bogue	Jacob Cabral	Leasehold	2 Acres	fishing/tourism
9	Northern Bogue	Edward Flores	Leasehold	5 Acres	fishing
90	St. Vincents Caye	Alfredo Aldana	Leasehold	70' X 100'	fish camp/current status unknown
90	Northern Lagoon Area	Russel W. Young	Leasehold	1 Acres	fish camp
90	Vicente Point (north of)	Jesus Reina	Leasehold	2 Acres	fishing
92	Rendezvous (south of)	Robert Heuther	Leasehold	10 Acres	fishing/tourism
94	Rendezvous Caye	Phillip Young	Leasehold	3 Acres	fishing/tourism
94	Rendezvous Point	Alfredo Murrillo	Leasehold	2 Acres	fish camp
94	Rendezvous Point, north	Alfred Barrow	Freehold	5 Acres	
94	Rendezvous Point	Louis Marin	Leasehold	2 Acres	fishing

Lease Approvals – Unknown Site Locations

Locations	File No.	Name/Company	Acres	Date of Approval	Terms (yrs.)	Use	Comments
Calabash	899/91	Evan Gillett	2	10/10/1991	30	fishing	
Grand Bogue	364/84	John Marin	5	2/6/1984	5		no cancellation of lease seen
	1723/83	Glen Smith	100 x 100	9/13/1985	25	fish camp	
Ropewalk	499/90	Sydney Turton & William Quinto	100	4/4/1990	50		in 1998 there was a recom. to reduce to 40 acs.w/o other 60 acs. held in reserve
	395/91	Richard Patterson	2	5/16/1991	30	fishing	
	366/91	Louis McKoy	2	5/16/1991	30	fishing/tourism	
	401/91	Carol Diana Usher	2	6/24/1993	30		
	426/91	Raymond Staine	2	5/16/1991	30	fishing	
	2457/98	Barry Rosales	5		file not reviewed		
	683/99	Francisco Armin Cansino	2	7/28/1999	no terms stated		permission to survey granted 8/16/99
	372/91	Richard Smith	2	5/16/1991	30	fish/tourism	
Roach Caye	232/96	Efrain Victor Novelo	1/4 ac.	4/29/1996	no terms stated	dive camp	
Vicente (N of)	437/91	Robert Requena	2	5/16/1991	30	fishing	
unknown	1253/85	Douglas Young	1/4 acs.		(no file fnd.)		applied to transfer to Enrique Alamilla
	403/91	Fidencio Vasquez	2	5/16/1991	30		(unclear if site # 92 or 93)
	952/83	Hopeton Westby	100 x 100	5/18/1983	ann. Tenancy	fish camp	(maybe site # 78/no confirmation)
E of Turneffe Island	947/83	Afredo Aldana	100 x 300	5/20/1983	ann. Tenancy	fish camp	
	707/89	Alfredo Aldana	50	12/20/1989	ann. Tenancy		applied to purchase 1/25/1994
	433/91	Manuel Heredia Sr.	2	5/16/1991	30	fishing	
Turneffe	2630/98	Leonard Robateau	10		file not reviewed		
	2658/98	Denby Pandy	3		file not reviewed		
	176/99	Jose Tepaz					
	193/99	Dorla Fairweather	2				

Lease Application Without Approvals

Location	Site #	File No.	Name/Company	Acres	Information Sheet	Use	Comments
Calabash Main		2420/98	Wayne Harrison & A. Saldivar	5		E# 1654	
	29	2660/98	Arthur Saldivar	2	12/12/1998		per. to survey granted 6/30/99
		593/2001	Arthur Saldivar	2	6/21/2002	residential	no indication if a reapplication
		2064/98	Miriam Adle	6.5	8/12/1998		per. to survey granted 8/17/1998
Grand Bogue (north point)		800/93	Lincoln Youn	30x30	10/22/1193	fish camp	
Joe Hole Caye		138/96	Elijo Tzul	3		fish camp	
		138/96	Francisco Chan	4	3/13/1996	fish camp	
Jones Hole		435/2002	Winston Westby	2	3/28/2002	fish camp	
Monkey Man Caye/Ropewalk	47	1243/2000	Elias Galvez	1/2 caye	7/12/2001		per. to survey July 17, 2001
Ropewalk Caye		165/94	Turneffe Producers Org.				previously applied to lease a portion
		298/96	Armando Cobb	2	6/3/1996		
		299/96	Silvano Cobb	2	6/3/1996		
	45A	1354/97	Marcel W. Ganiel	10		tourism	
	48 & 50	1472/97	Blue Creek Holdings	20			
		2275/98	Francine Mohammed Ali Lidi	10		tourism	
	44	2284/98	Elbert Murillo	10	9/16/1998		terms - 7 yrs.
	50	41/2000	Miguel Marin	5.31	10/22/1997		surveyed E # 5690; apl. To purchase
	44	82/2000	William Bowman & John Meggs	?	1/27/2000		unknown if the same as bought from Teichroeb
	45	597/2001	Pine Hills Corp. Ltd.	20	7/19/2001		applied to survey 7/26/2001
		434/2002	Howell Garbutt	2	5/23/2002		
	45	621/2002	Benjamin Arnold	2			E# 5044 (no file no. fnd.)
			Leopoldo Silva	14.531			
Unknown locations		278/91	Austin Rodriguez				information sheet only
		365/93	Winston Westby		4/27/1993		a portion of a caye
	45	286/96	Francisco J. Cuello	5	5/29/1996		per. to survey 7/8/1996
		904/96	Romel Perdomo	10	9/26/1996		
		255/98	Mario Galvez	10	1/22/1998		per. to survey 4/14/1998; org. applied for 25 acs.
		2457/98	Barry Rosales	5			
		2631/98	Leonard Robateau	10	11/27/1998	tourism	terms - 7 yrs.
		2658/98	Denby Pandy	3	12/8/1998		
		176/99	Jose G. Trepaz	?	3/23/1999		
		193/99	Dale Fairweather	?	3/25/1999		
		2434/98	Carlos Alejos	5	10/21/1998		
unknown		2605/91	Anthony Sikaffy	10	11/25/1998	residential	

Expired or Cancelled Leases

Location	File No.	Name/Particulars	acs.	dte cancelled	terms	use	
Bull Bay	221/77	Nelson Young	50 x 50	7/15/1993	ann. Tenancy	fish camp	4/21/1977(site # 40)
Calabash Main	488/92	Planetary Reef Foundation	2	6/4/1999	50	research	lease aprv'd 4/27/1992 (E# 1654) as for Michael McNulty
	1488/87	Calabash Reef Resort Ltd.	300	10/17/1989	50	tourism	lease aprv'd 2/5/1988; a portion reissued on so. Calabash
Cross Caye	596/82	Glenford Young	1	3/27/1981	ann. Tenancy	fishing camp	site #18
Coco Tree Caye	925/83	Glen Smith	100 x 100	5/4/1983	ann. Tenancy	fish camp	
Calabash Caye	598/82	Dominga Vega	100 x 100			fish camp	
Grand Bogue	702/83	Benjamin Arnold	100 x 100	7/5/1993	ann. Tenancy	fish camp	
	959/83	Walter Smith	100 x 100	7/15/1993	ann. Tenancy	fish camp	lease aprvd. 5/18/1983 (site 46)
	1559/93	Seaway Associates Bze	25	11/30/1993			lease aprv'd 8/11/1983; A Cherrington & Douglas Davis
North of Vicente	434/91	Morlyn Diaz	2	10/25/2001		fishing camp	lease aprvd. 2/19/19983 (site 90) restricted due to lighthouse (site #1)
Mauger Caye (E portion)	312/91	Evan Bradley		6/21/1994		fish camp	
Shag (Cross) Caye	1869/82	Andrew Morrel Young	?	9/15/1982		30 fishing camp	

Anecdotal Land Tenure History

SITE #	SITE	COMMENTS
1	Mauger Caye	In 1995 there were 2 houses occupied by Mr Lambey and Mr O'Brien.
2	Crawl Caye	The occupant identified in TICP was Ernest Muslar.
3	Three CornerCaye	In 2000 there was a new house on the east extension of the caye constructed by Angel Marin. At that time he had plans to construct some cabanas, but that has been altered, at least for the time being, by the severe damage to the Caye from Hurricane Keith.
4	Cockroach/ Babyroach Cayes	In 1995, one of two central cayes (Babyroach) was cleared and occupied by Lindsay Miller. Following Hurricane Mitch, Lindsey Miller cleared the small caye adjacent to the previously occupied caye was clearing. Cockroach Caye was claimed in the TICP by Julio Cadle, and to the north are the two Dogflea cayes, one of which may be leased to Eduardo Brown.
5	Cockroach Caye Bay	The site was claimed in the TICP by 15 fishermen: John Castro, Rudolph Allen, Albert Cherrington, Ambrosio Hernandez Sr, Ambrosio Hernandez Jr, Lucas Vasquez, Llewelyn Smith, Fred Bush, Leonard Castro, Basil Brannon, Julio Cadle, Wayne Jones, Godwin Straughan, George Joseph and Joseph Tasher; each claim was for 2 acres; in 1995 the name 'Albert' (Albert Cherrington?) was found painted over many parts of the land.
6	Middle Grassy Caye Range	There is some confusion over the tenancy. One version has it that the southern three cayes are leased to Dale and Michael Fairweather, with the northermost caye originally to Kent Gillett who transferred the lease to Alfredo Aldana. In 1995 there were stated plans for a small tourism resort, yet in 2000 & 2002 there was no evidence of this (perhaps due to insuitabilty and the extensive loss of land from Hurricane Mitch hurricane). The southern middle caye is occupied by Dale Fairweather and has a fishing camp on it; Also, in 2002, the southernmost caye, stated as consisting of 2.29 acres (Private Surveyor's Entry No. 3591) and held by Grant Fiat 190/1998, was advertised for auction.
7	S. Grassy Caye Range	The caye is or was leased by Hopeton Westby, if it is leased the lease should be re-located.
8	N. Bogue, midchannel	Occupied by Walter Smith; it is identified in the 1995 report.
9	N.Bogue, E.Bank, N	This site and the land running east towards Turneffe Flats is claimed in the TICP by Edward Flores (5 acres), Jacob Cabral (2 acres) and Carlos Alejos (2 acres)
10	N.Bogue, E.Bank, N	This site is claimed in the TICP by Jacob Cabral (2 acres).
11	Turneffe Flats Resort	The resort, owned by Turneffe Enterprises Ltd, is on private property (private surveyor's Entry No. 1131). The land was originally leased by Angel Marin.
12	Blackbird Main, East Coast, S of T Flats	The site may be claimed in the TICP by Arturo, Manuel and David Flores (2 acres each) though they also have their names on an area near site 18 which is severely confined by the reef.
13	N. Bogue E.Bank, S	It was not identified in the TICP; however Andrew Young had his name on a 5 acre site further south around the bay.
14	Blackbird Main	A camp built entirely on the water and occupied by Michael Young existed at this site in 1995 yet was not there in 2000.
15	Pelican Caye	2 acres were leased in 1983 by John Gongora, who has stated his intention to develop it for residential, fishing and tourism uses.
16	Blackbird Main, E.Coast	This site is not identified in the TICP, unless it is the same area as claimed by Arturo, Manuel, and David Flores.
17	Blackbird Main, Haulover	This site was not identified in the TICP though it may have been leased to Andrew or Morrell Young.
18	Sheg Cage (Cross)	The developed camp on this site was occupied by Angel Marin (the TICP identified Glenford Young with 1 acre).
19	Blackbird Main, WS	The developed camp at this site is occupied by Morrell Young. The claim consists of 5 acres.
20	Blackbird Main, EC	This site was surveyed for Blackbird Caye/Al Dugan and is now held by Mike Feinstein.
21	Blackbird Main, EC	This site has been surveyed into 15 lots ranging from 9.4 to 16.5 acres (private surveyor's Entry No. 4124).
22	Soldier Caye	This caye has been surveyed (private surveyor's Entry No. 3811) and is understood as being associated with Blackbird Caye Resort
23	Blackbird Main, EC	This site is a part of the Blackbird Caye Property (private surveyor's Entry No. 1293)
24	Blackbird Caye Resort	In 2002, this resort was owned by Blackbird Caye Co Ltd .private surveyor's Entry No. 1640.
25	Harry Jones Point Eastern Point	This site has been acquired by Blackbird Caye Resort and has been designated as a research facility for the Oceanic Society. There used to be a camp here occupied by Alfredo Aldana the TICP showed a variety of claims that do not conform with the layout of lands shown on the Government Plan No 2059. The TICP indicated 5 acres for the Government, 50 acres Alfredo Aldana and 2 acres for Ronald Bodden, whereas the Government Plan No 2059 shows that the entire east coast is taken up by a 11.2 acre parcel; however the use and development of this area are recommended to conform to the provisions of the Guidelines.
26	Harry Jones Point Western Point	The camp here is apparently for Murrell Young. It was claimed in the TICP as consisting of 3 acres and in 1995 was assessed that about 3 acres had been developed. The site lies in the south western portion of the 50.4 acres shown on Government plan 2059.
27	HJ Area (see table)	No comment.
28	Little Calabash	This caye is shown in private surveyor's entry No. 1074 as consisting of 484 sq yds with a 30 ft beach reserve.
29	Calabash Caye N	This 4 acre site is National land and is not identified as being leased or claimed;
30a	PCRF	This 2 acre site is held by the Planetary Coral Reef Foundation (shown as for Michael McNulty on private surveyor's Entry No. 1654).
30b	IMS (University of Belize)	In this area, 7 acres is leased partly to the GOB/IMS and partly to the Forest Department. The former has been developed into research and administrative facilities while the latter is supposed to take over the older building (not done in 2000)
31	Calabash Caye Central, Front	Claims at the site include 33.81 acres surveyed for Abdul Hamze (private surveyor's Entry No. 2044), 4.58 acres surveyed for Karim Adle (private surveyor's Entry No. 3986), 1.85 acres for Francis Codd, 1.51 acres for Kent Leslie, 4.70 acres for Sidney Lightburn, and 2 acres for CLB Rogers (all on private surveyor's Entry No. 3062), a 10 acre parcel (private surveyor's Entry No. 1643), and 1 acre for Turneffe Island Resort (private surveyor's Entry No. 4478); some development was commenced on the 10 acre parcel but was found to be abandoned in 2000; the site did have several claims by fisherman in the TICP (Barbara Romer, Chester Requena, Narciso Flores, Randolph Young Jr, William Ysaguirre and Michael Young) though it appears that these have all been superseded;

SITE #	SITE	COMMENTS
32	Calabash Caye N, south part	There is an abandoned camp here which is, essentially, the south western part of the same stretch of land claimed, in the TICP, by Narciso Flores, Randolph Young, William Ysaguirre and Michael Young (2 acres each).
33	Calabash Caye, Halfmoon Bay (Cutfinger Creek)	This spit of high land, is only 100 ft wide in places. was claimed in the TICP by Hopeton Westby (2 acres) yet Private surveyor's Entry No. 1074 shows. The southern land for Westby consists of 3827 sq yds while the northern part of the spit is surveyed into another lot of 2840 sq yds; however the land, though high, is very narrow and has limited development potential. There was one camp on Westby's land and none on the narrower northern lot.
34	Calabash Caye, Halfmoon Bay	It has 4 parcels of approximately 5 acres each (private surveyor's Entries No. 2371 & 3343). A house had been constructed on the site in 2000, possibly by Andrew (Andres) Wang.
35	Calabash Caye S	The site is part on the parcel shown in private surveyor's Entry No. 1074 and is now or formerly owned by Arnaldo Pena.
36	Calabash S, Lambey	The site is part on the parcel shown in private surveyor's Entry No. 1074 and is now or formerly owned by Arnaldo Pena.
37	Calabash S (see table)	The site is part on the parcel shown in private surveyor's Entry No. 1074 and is now or formerly owned by Arnaldo Pena.
38	Calabash S, Bull Bay	This land comprises the southern part of the parcel shown in private surveyor's Entry No. 1074 and is now or formerly owned by Arnaldo Pena. This was the site of the airstrip as proposed in the TICP, though such a use would leave little land remaining for any other use.
39	Calabash S, Gbogue	No comment.
40	SE Bight, W side	It was not identified in the TICP but was apparently claimed by a Mr Young.
41	SE Bight, E side	The site was not identified in the TICP but was apparently claimed by a Mr Young.
42	Ropewalk Caye N, Grand Bogue	This headland was shown in the TICP as divided into sea-side lots with the main caye behind being divided into larger parcels; the large parcel affecting this site had the name Ray Heusner attached while the three northern sea-side lots had no names; the named lot closest to this site was for a Mr. Castillo.
43	Ropewalk Caye N, GB	In 1995 there was a camp here with 2 houses for Elsie Young (claimed in the TICP as 20 acres). Sydney and Steve Fuller were also identified as claimants.
44	Ropewalk Caye N	There are two large parcels (73 and 47 acres) surveyed for Jacob Teigrob (private surveyor's Entry No. 3403) that stretch across the caye from the east to the west, and two 5 acre parcels further south surveyed for Ainsley Leslie and Servulo Baeza (private surveyor's Entry No. 4669). In the TICP this site was divided into two of the larger parcels, Jacob Tiechroeb to the north and Hamze to the south, with four smaller coastal lots.
45	Ropewalk Caye N	The TICP showed the line between the large parcels of (formerly) Hamze and 'Turzu & Prinz' (?) dividing this land with a smaller coastal lot claimed by Ben Arnold.
46	Ropewalk Caye N	The large parcel covering this site was shown in the TICP as for one Ray Y (the second name is illegible) while the promontory was claimed by Walter Smith (2 acres) and Ronald (or Harold) Smith.
47	Caye, E of Ropewalk	In the TICP this caye had the name Trenton Green attached to it, however there was evidence that it was leased to Filiberto Cawich.
48	Ropewalk Caye S	The TICP had the 2 names Harold Smith, Glen Smith and Ebenezer Garbutt attached to this vicinity.
49	Deadman's Caye	They are each surveyed into parcels (private surveyor's Entry No. 3547). Currently there is no sign of development. they were claimed in the TICP by R Leonardo Cassanova
50	Ropewalk Caye S	The TICP had this claimed by Joe Garbutt (2 acres).
51	Ropewalk Caye S	A camp, claimed in the TICP by Fred Busa and/or Fabian Johnson, was located here in spite of the impediment of the reef which comes right up to the shore.
52	Coco Tree Caye (Fabian's)	3 parcels have been surveyed out of the caye, 2 for Coco Tree Point Resort (3 acres & 1 acre) and 1 for Fabian Johnson (1 acre) (private surveyor's Entry No. 5108). There were stated plans for resort development though nothing had commenced in 2000 or 2002. The TICP showed a caye south of this site, by Big Bokel, for Dennis Young.
53	Little Caye Bokel (TIF)	This resort (owned by TIL Ltd.) currently has 20 rooms / 40 beds for tourism use. The island is shown on private surveyor's Entry No. 83.
54	Big Caye Bokel, E	Big Bokel Caye is divided into four properties (see private surveyor's Entry No. 81, done at the request of JC Gray in 1979). The northern piece of this particular site lies partly in Grant 160/1986 (perhaps owned by Joseph Gray) and the southern piece partly in land now or formerly owned by (Michael?) Walter Stein. In 2000, it was noted that some land had been cleared and burnt in the northern part of this site (ie in Grant 160/86)
55	Big Caye Bokel, S	The eastern piece of this site lies partly in land now or formerly owned by (Michael?) Walter Stein (the 34.5 acre parcel shown on private surveyor's Entry No. 81) (now owned by Austin Miller?), and the western piece partly in Grant 161/1986 (owned by Joseph Gray?).
56	Big Caye Bokel, W	The land at this site has a slight elevation in comparison with its surroundings and therefore offers a possible opportunity for use, though on further investigation this may prove not to be the case. The TICP showed this site to be claimed by either Randolph Young Sr (north) or Robert Young (south) though the configuration of these claims does not conform to the properties as shown on private surveyor's Entry No. 81. Another claimant may be Dennis Young
57	Caye, W of Big Caye Bokel	The caye consists of 1.89 acres apparently owned by Lewis Leslie (private surveyor's Entry No. 3992) indicated some time in the past that he was developing it as a fishing lodge. It was shown on the TICP as for Eddison Gabourel though the TICP map does not indicate the site as a separate island .
58	Grand Point, West Coast, S	The TICP showed that there was considerable interest in acquiring a holding in this vicinity. The following names are listed: Rodolfo Teck, Alberto Teck, Baldemar Cobb, Horace (?) Cobb, Hector Lopez, Sisto Cobb, Lorenzo Cobb, Hipolito Teck, Oscar Nah, ? Cobb, Javier Cobb, Macario Vasquez and Ursulo Bermudez.
59	Grand Point(see table)	There was a camp at this site in 1995. occupied perhaps by Ursulo Bermudez or Randolph Young (see site No 56 for the TICP claims).
60	Grand Point, West Coast, north	There was a developed 3 building camp identified in 1995 and 2000 occupied by a Mr. Castillo; it was not included in the TICP but is possibly occupied by Ursulo Bermudez or Randolph Young (see No 57).
61	S Lagoon, SW side	The camp present in 2000 was not identified in the TICP and the occupant is unknown.
62	S of Blue Creek, WC	The camp was not identified in the TICP though it is apparently claimed by Randolph Young or Eddison Gabourel.
63	Rivas Caye	Rivas Caye was shown in the TICP as claimed by Humberto Avilez (and Desidero Rosado?).
64	Caye N of Rivas	The camp present in 2000 was not included in the TICP.
65	Pigeon Caye	There was a camp on the north east end of this caye in 1995, apparently occupied by Pedro Ayuso, though it was not identified in the TICP.

SITE #	SITE	COMMENTS
66	N of Joe's Hole, west coast	This site was identified in the TICP as for Keith Baird. The TICP indicated that a piece of land, to the immediate south of this site and separated from the main by a small channel, as claimed by Carlos Alejos.
67	N of Joe's Hole, LS	The site was not identified in the TICP.
68	Caye in SL (See Table)	Apparently occupied by a Mr Octavio (from Sarteneja); the site was not identified in the TICP.
69	Caye in SL (See Table)	The camp at this site in 1995 was not identified in the TICP.
70	N of Joe's Hole, west coast	The camp present in 2000 may be the actual location of the TICP claim for Carlos Alejos (in addition to the one mentioned in site No 66), which is shown as being on the south side of Little Joe's Hole and where there is no evidence of use.
71	Long Ridge, W Front	Nelson Berry has a developed camp here though it was not mentioned in the TICP.
72	Long Ridge, E Side	There was a camp here on the eastern side of Long Ridge in 1995 and 2000 occupied by David and Mani Flores. It was not mentioned in the TICP.
73	Western Four Cayes, S	There was a developed camp here occupied by Joseph Tasher in 1995 and 2000. It takes up the whole of the cayes. it was not identified in the TICP
74	W Four Cayes (See Table)	There was a camp at the southern end of this cayes in 1995. It was not mentioned in the TICP.
75	GB Creek, S of W mouth	The camp present in 1995 and 2000 was not identified in the TICP though it may be the location of the claim by a Mr Munoz.
76	S of Tarpon Creek, WS	The camp present in 1995 and 2000 was not identified in the TICP.
77	Crayfish Range (See Table)	The occupant is unknown.
78	W Four Cayes (See Table)	The site was not mentioned in the TICP though the cayes is apparently claimed by Angel Marin though it maybe occupied by Hopeton Westby. The camp was occupied in 1995 and 2000.
79	Crayfish Range (N Caye)	There was an abandoned camp on the southern side of this cayes occupied by George Marin; the TICP however showed a claim for Godwin Straughn.
80	Douglas Caye	The TICP had the camp claimed by Marciano Trejo.
81	Crikozeen Creek, LS	The camp at this site is occupied by Allan Bevans Green. It was not identified in the TICP.
82	N of Crikozeen Creek, west side	There was a developed camp on the north part occupied in 1995 and 2000, but abandoned in 2002 by Joe Flowers (most likely the same MJ Flowers that the TICP had for site 83). The TICP shows two other claims here: Martin Sanchez and Robert Garbutt.
83	Snake Point	The TICP showed two claims on part of this site: MJ Flowers Sr and MJ Flowers Jr (most likely the same Joe Flowers as on site 91).
84	Snake Point, N	There was a site developed here (Melvin Young?) in 1995, though it was found abandoned in 2000 and 2002. The TICP did not identify the site.
85	Snake Point (See Table)	No comment.
86	Snake Point (See Table)	The site was not identified in the TICP.
87	S part of Crikozeen Cr	There was a developed camp at this site in 1995 and 2002 claimed by Angel Marin. It was not mentioned in the TICP.
88	WC, N of Snake Point	The camp was not mentioned in the TICP.
89	NL Area, WC, S	This site was claimed in the TICP by Melvin Flores though it is considered as suitable only for a 2 acre camp rather than the 25 acres claimed by Flores.
90	NL Area, WC, middle	There was a camp here in 2000/2002, though only an abandoned camp in 1995. It is occupied by Alfredo Aldana and was mentioned in the TICP.
91	NL Area, WC, middle	There was a developed camp at this site in 1995, though it was found damaged in 2000. It could be occupied by either Melvin Young or Alfredo Aldana. It was not identified in the TICP. There was an active camp in 2002.
92	Rendezvous Point, South	This site may have been the location of Fidencio Vasquez's TICP claim though the 10.5 acres has now been surveyed for Robert Heusner(private surveyor's Entry No. 2431).
93	Rendezvous Point, C	There was an abandoned camp in 2000. This could also be the site of Fidencio Vasquez's TICP claim.
94	Rendezvous Point, North	Alfred (Jack) Barrow had a camp here in 1995 which was found severely damaged in 2000. The land has been surveyed into a 5.71 acre parcel (private surveyor's Entry No. 3783) which could be subdivided into two parcels should Mr Barrow wish. The TICP showed 5 people with claims on this narrow coastal ridge (approximately 50 metres wide): Alfred Barrow, Phillip Young, Louis Marin and Leopold O'Brien.

ANNEX 3: PROVISIONAL DEVELOPMENT SITE TABLES

Explanation of Development Site Tables

Site Number	Each ‘development site’ has been given its own identification number commencing from Mauger Caye clockwise to Rendezvous Point. When a new site is identified its site number will become an ‘A’ or ‘B’ adjunct to the nearest existing site number.
Name / location	A brief indication of where the site is located.
Primary land use	This is the land-use that is recommended as being the most preferable for the site.
Secondary land use	Should the primary land use not be taken up then the secondary land use should be adopted; furthermore each site can utilise <u>both</u> the primary and the secondary land uses.
Maximum lot size	No lot or parcel, whether it consists of the whole or only part of a development site, is recommended to be any <u>larger</u> than as indicated in this section.
Minimum lot size	No lot or parcel, whether it consists of the whole or only part of a development site, is recommended to be any <u>smaller</u> than as indicated in this section.
Maximum No of lots per site	It is recommended that there should be <u>no more</u> lots or parcels on any site than is indicated in this section.
Minimum No of lots per site	There should be <u>no less</u> lots or parcels on any site than is indicated in this section.
Net site housing density	This indicates the recommended maximum number of houses that should be constructed on any site or lot within a site.
Maximum hab-room density	This indicates the recommended <u>maximum</u> number of habitable rooms that any site, <u>or</u> lot within a site, should have no matter how many houses are constructed. A ‘habitable room’ is defined as a bedroom, living room, dining room or study; all other rooms, such as kitchen or bathroom, are not defined as ‘habitable’.
Maximum guest capacity	Where a site has ‘resort’ or ‘guest house’ as its primary or secondary land use then this section indicates the recommended maximum number of guests that could be accommodated, in the ‘habitable rooms’.
Maximum building coverage	This section indicates the <u>maximum</u> ground coverage of any building on the site, including balconies and verandahs.
Building set backs	This is the recommended <u>minimum</u> width of land that should remain unbuilt upon between any buildings on a site, as mentioned in the ‘net housing density’ section, <u>or</u> the boundary of the site or lot. The intention is to prevent crowding, create a safety buffer in case of fire, and to allow for access, breeze, etc.
Building height	This indicates the recommended <u>maximum</u> height of any building.
Maximum No of floors	This indicates the <u>maximum</u> number of floors that any building should have.
Water	The recommended means of potable and washing water supply are listed here.
Electricity	The recommended means of electricity supply.
Solid waste	The recommended primary and, sometimes, secondary means of the disposal of solid wastes.
Liquid waste	The options for the disposal of liquid waste.
Piers per site	The recommended <u>maximum</u> number of piers that could be constructed on any site.
Other	Any other provisions that are relevant to the site.
Comment	A brief description of the site and explanation of the various development guidelines for the site.

The provisional development site tables that follow recommend the following categories as primary land use: fish camp (47.5 %), conservation/research/education (25.5%), fish camp/residential (12%), resort (4%), residential (4%), research and educational facility (2%), waste collection and its access (2%), recreation (2%), and fish camp/residential/resort (1%).

The secondary land use categories recommended are guest house (48.5%), residential (4%), fish camp (3%), residential/guest house (3%), first aid (2%), conservation (2%), residential tourism (2%), residential tourism combined with fish camp, resort, or guest house (5%), first aid/research and education/marina (1%), and guest house/resort/docking facility (1%). Twenty-eight point five percent (28.5 %) of the provisional development sites have no option of secondary development recommended.

Please note that the above percentages are of the total number of provisional sites and not percentage of land on Turneffe.

DESCRIPTION OF PROVISIONAL DEVELOPMENT SITES

January 2003

PROVISIONAL DEVELOPMENT SITES

Site Number	1
Name / location	Mauger Caye
Primary land use	conservation / lighthouse / research & education
Secondary land use	none
Maximum lot size	2 acres
Minimum lot size	n/a
Maximum No of lots per site	2
Minimum No of lots per site	n/a
Net site housing density	2
Maximum hab-room density	4
Maximum guest capacity	n/a
Maximum building coverage	600 sq ft per building
Building set backs	n/a
Building height	28 ft
Maximum No of floors	2
Water	well / roof
Electricity	none / generator
Solid waste	removal to BC or WCP; incineration of NHW at least 30 ft from water
Liquid waste	latrine
Piers per site	2
Other	The natural vegetation to the east and west of the existing camp should be left undisturbed.
Comment	There is a lighthouse on the caye which is registered by the Department of Archaeological as a colonial lighthouse. In 1995 there were 2 houses for staff. The caye was badly damaged by hurricanes Mitch and Keith. As this is the site of a historical lighthouse and still operates as an important functional lighthouse, TICAC has recommended this caye for conservation. This caye should be reserved as a site for a functioning lighthouse and as an archaeological site for the colonial lighthouse. Only staff housing for this purpose should be allowed.

Site Number	2
Name / location	Crawl Caye
Primary land use	fish camp
Secondary land use	guest house
Maximum lot size	2 acres
Minimum lot size	n/a
Maximum No of lots per site	1
Minimum No of lots per site	n/a
Net site housing density	2
Maximum hab-room density	7
Maximum guest capacity	4
Maximum building coverage	600 sq ft per building
Building set backs	n/a
Building height	28 ft
Maximum No of floors	2
Water	well / roof
Electricity	none / generator
Solid waste	removal to BC or WCP; incineration at of NHW at least 30 ft from water
Liquid waste	latrine
Piers per site	2
Other	The natural vegetation to the east and west of the existing camp should be left undisturbed.
Comment	There was a camp with 2 houses on west of the caye but it was badly damaged by hurricane Keith and in 2000 and was abandoned. There are no structures on the caye in 2002.

Site Number	3
Name / location	Three Corner Caye
Primary land use	fish camp
Secondary land use	guest house
Maximum lot size	2 acres
Minimum lot size	n/a
Maximum No of lots per site	1
Minimum No of lots per site	n/a
Net site housing density	2
Maximum hab-room density	7
Maximum guest capacity	6
Maximum building coverage	600 sq ft per building
Building set backs	n/a
Building height	28 ft
Maximum No of floors	2
Water	well / roof
Electricity	none / generator
Solid waste	removal to BC or WCP; incineration of NHW at least 30 ft from water
Liquid waste	latrine
Piers per site	2
Other	The whole of main caye, to west of caye with camp, to be left undisturbed. The
Comment	vegetation to the west of camp also to be left undisturbed. In 1995, there was a semi-abandoned camp at this site. In 2000 there was a new house on the east extension of the caye, but this was

	badly damaged by Hurricane Keith. In 2002 there is one small damaged house remaining on the caye.
--	---

Site Number	4
Name / location	Cockroach / Babyroach Cayes
Primary land use	conservation / wildlife sanctuary/ research & education
Secondary land use	none
Maximum lot size	n/a
Minimum lot size	n/a
Maximum No of lots per site	n/a
Minimum No of lots per site	n/a
Net site housing density	n/a
Maximum hab-room density	n/a
Maximum guest capacity	n/a
Maximum building coverage	n/a
Building set backs	n/a
Building height	n/a
Maximum No of floors	n/a
Water	n/a
Electricity	n/a
Solid waste	n/a
Liquid waste	n/a
Piers per site	n/a
Other	The natural vegetation should be left undisturbed.
Comments	These cayes are located on the reef with minimal boat access. They are located in valuable bonefish habitat. In 1995, one of two central cayes (Babyroach) was cleared. This camp was destroyed by Hurricane Mitch and all cleared land was washed away. Following Hurricane Mitch, the small caye adjacent to the previously occupied caye was clearing. In 2000 there were no structures on these cayes. In 2002 there is one abandoned structure. None of these cayes are now unoccupied. These cayes are on the reef and, as such, are highly sensitive and offer limited potential for development. The northernmost caye has been severely reduced through hurricane and reclamation would be hazardous. Due to their location right on the reef it is recommended that they remain undeveloped.

Site Number	5
Name / location	Cockroach Caye Bay
Primary land use	conservation / wildlife sanctuary /research & education
Secondary land use	none
Maximum lot size	n/a
Minimum lot size	n/a
Maximum No of lots per site	n/a
Minimum No of lots per site	n/a
Net site housing density	n/a
Maximum hab-room density	n/a
Maximum guest capacity	n/a
Maximum building coverage	n/a
Building set backs	n/a
Building height	n/a
Maximum No of floors	n/a
Water	n/a
Electricity	n/a
Solid waste	n/a
Liquid waste	n/a
Piers per site	n/a
Other	No dredging; no hunting.
Comments	This site is essentially a narrow sand bar (originally at places only 100 ft wide but further narrowed by recent hurricanes) with a lagoon/swamp to the back. Considering the severe physical constraints and the importance of the site as crocodile habitat, TICAC recommended this site for conservation. The lagoon to the back has been identified as an important crocodile habitat and offers the potential for their study. It is crucial that it is not polluted or degraded. 1995 there no structures on the site and the situation remained the same in 2000 and 2002.

Site Number	6
Name / location	Middle Grassy Caye Range
Primary land use	conservation / wildlife sanctuary/ research & education
Secondary land use	none (except the 1 fishing camp currently in existence)
Maximum lot size	2 acres - for the existing fish camp only
Minimum lot size	2 acres - for the existing fish camp only
Maximum No of lots per site	1- for the existing fish camp only
Minimum No of lots per site	n/a
Net site housing density	1- for the existing fish camp only
Maximum hab-room density	4- for the existing fish camp only
Maximum guest capacity	n/a
Maximum building coverage	600 sq. ft.-for existing fish camp only
Building set backs	n/a
Building height	14 ft - for the existing fish camp only
Maximum No of floors	1 - for the existing fish camp only
Water	well / roof- for the existing fish camp only
Electricity	none/ generator- for the existing fish camp only
Solid waste	removal to BC or WCP; incineration of NHW at least 30 ft from water
Liquid waste	latrine-- for the existing fish camp only
Piers per site	1- for the existing fish camp only
Other	The natural vegetation should not to be disturbed; no dredging; strict control of domestic animals.
Comments	These cayes, located on the reef with only minimal boat access from the west side, are identified as nesting sites for roseate terns and white crowned pigeons, and are surrounded by valuable bonefish habitat. For these reasons, these cayes have been recommended for conservation. The southernmost caye was cleared and occupied in the mid 1990's; however, most of this caye was washed away by Hurricane Mitch. The southern middle caye is occupied by a fishing camp. As access to all cayes is highly constrained due to the reef on the east and shallow waters to the west, no further development should be allowed.

Site Number	7
Name / location	Southern Grassy Caye Range
Primary land use	conservation / wildlife sanctuary / research & education
Secondary land use	none
Maximum lot size	n/a
Minimum lot size	n/a
Maximum No of lots per site	n/a
Minimum No of lots per site	n/a
Net site housing density	n/a
Maximum hab-room density	n/a
Maximum guest capacity	n/a
Maximum building coverage	n/a
Building set backs	n/a
Building height	n/a
Maximum No of floors	n/a
Water	n/a
Electricity	n/a
Solid waste	n/a
Liquid waste	n/a
Piers per site	n/a
Other	
Comments	These cayes, located on the reef, with minimal boat access on only the west side, are identified as nesting sites for roseate terns and white crowned pigeons. They are also surrounded by valuable bonefish habitat. For these reasons, they have been recommended for conservation by both TICAC and statutory agencies. There was no evidence of development in 1995 or 2000 or 2002.

Site Number	8
Name / location	Northern Bogue, mid channel
Primary land use	fish camp
Secondary land use	guest house
Maximum lot size	500 sq ft
Minimum lot size	n/a
Maximum No of lots per site	1
Minimum No of lots per site	n/a
Net site housing density	1
Maximum hab-room density	4
Maximum guest capacity	4
Maximum building coverage	500 sq ft
Building set backs	n/a
Building height	14 ft
Maximum No of floors	1
Water	roof
Electricity	none / generator
Solid waste	removal to BC or WCP; incineration of NHW at neighbouring sites, at least 30 ft from water
Liquid waste	latrine
Piers per site	1
Other	No dredging or filling.
Comment	This is a camp built on poles over the water. The original two structures were destroyed by hurricane Keith and two new structures have been rebuilt. Such a camp is difficult to establish by means of survey, yet these Development Guidelines recommend that, through the provisions of the plan, it should be given locational and tenure security

Site Number	9
Name / location	Northern Bogue, east bank, north
Primary land use	conservation / wildlife sanctuary / research & education
Secondary land use	none
Maximum lot size	n/a
Minimum lot size	n/a
Maximum No of lots per site	n/a
Minimum No of lots per site	n/a
Net site housing density	n/a
Maximum hab-room density	n/a
Maximum guest capacity	n/a
Maximum building coverage	n/a
Building set backs	n/a
Building height	n/a
Maximum No of floors	n/a
Water	n/a
Electricity	n/a
Solid waste	n/a
Liquid waste	n/a
Piers per site	n/a
Other	
Comment	The land at the front is higher than the sea, yet there is no sand bar. No development existed in 1995, 2000, or 2002. Blackbird Caye has been identified as an important nesting site for the American Crocodile and the Development Guidelines recommend that conservation is the most appropriate use for this site.

Site Number	10
Name / location	Northern Bogue, east bank, north
Primary land use	conservation / wildlife sanctuary / research & education
Secondary land use	none
Maximum lot size	n/a
Minimum lot size	n/a
Maximum No of lots per site	n/a
Minimum No of lots per site	n/a
Net site housing density	n/a
Maximum hab-room density	n/a
Maximum guest capacity	n/a
Maximum building coverage	n/a
Building set backs	n/a
Building height	n/a
Maximum No of floors	n/a
Water	n/a
Electricity	n/a
Solid waste	n/a
Liquid waste	n/a
Piers per site	n/a
Other	
Comment	Blackbird Caye has been identified as an important nesting site for the American Crocodile. The Development Guidelines recommend that, due to the site's importance as a crocodile nesting area, conservation is the most appropriate use. There was no development on the site in 1995, 2000 or 2002.

Site Number	11
Name / location	Turneffe Flats resort
Primary land use	resort
Secondary land use	first aid
Maximum lot size	25.88 acres
Minimum lot size	25.88 acres
Maximum No of lots per site	1
Minimum No of lots per site	1
Net site housing density	n/a
Maximum hab-room density	16
Maximum guest capacity	20
Maximum building coverage	main building = 1,200 sq ft; all others = 600 sq ft
Building set backs	front = 66 ft; side & rear = n/a
Building height	30 ft
Maximum No of floors	2
Water	well / roof / reverse osmosis under approval from the relevant authorities / professional assessment.
Electricity	solar / wind / generator
Solid waste	removal to BC or WCP / incineration of NHW under approval from relevant authorities
Liquid waste	LWMS / AGST&D under approval from the relevant authorities
Piers per site	2
Other	
Comment	Only docking facilities as existing in August 1995 should be permitted. As Blackbird Caye has been identified as an important nesting site for the American Crocodile, any generators should be sited to avoid any fuel, noise or smoke pollution. No other coastal structures, dredging or hunting. Strict control of domestic animals and no external lights. This resort is currently offering 16 beds for tourists and may expand to 20, which is considered as being in conformity with the objective of low density growth. As it is the northernmost of the large resorts, the plan recommends that it contribute to the social amenities of the area through emergency access to radio, first aid medical facilities and hurricane shelter.

Site Number	12
Name / location	Blackbird Main, east coast, south of Turneffe Flats
Primary land use	conservation / wildlife sanctuary / research & education
Secondary land use	none
Maximum lot size	n/a
Minimum lot size	n/a
Maximum No of lots per site	n/a
Minimum No of lots per site	n/a
Net site housing density	n/a
Maximum hab-room density	n/a
Maximum guest capacity	n/a
Maximum building coverage	n/a
Building set backs	n/a
Building height	n/a
Maximum No of floors	n/a
Water	n/a
Electricity	n/a
Solid waste	n/a
Liquid waste	n/a
Piers per site	n/a
Other	
Comment	Blackbird Caye has been identified as an important nesting site for the American Crocodiles, and this site has no high land. For these reasons, the Development Guidelines recommend that this site should be used for conservation.

Site Number	13
Name / location	Northern Bogue, east bank, south
Primary land use	conservation / wildlife sanctuary / research & education
Secondary land use	none
Maximum lot size	n/a
Minimum lot size	n/a
Maximum No of lots per site	n/a
Minimum No of lots per site	n/a
Net site housing density	n/a
Maximum hab-room density	n/a
Maximum guest capacity	n/a
Maximum building coverage	n/a
Building set backs	n/a
Building height	n/a
Maximum No of floors	n/a
Water	n/a
Electricity	n/a
Solid waste	n/a
Liquid waste	n/a
Piers per site	n/a
Other	n/a
Comment	A fish camp existed here in 1995, though there is are no structures in 2002. The land is low and swampy and this area was badly damaged by Hurricane Keith. This area has been identified as an important nesting site for the American Crocodile . For these reasons, the Development Guidelines recommend this area for conservation.

Site Number	14
Name / location	Blackbird Main, off west coast, north of Sheg Caye (Cross)
Primary land use	conservation / wildlife sanctuary / research & education
Secondary land use	none
Maximum lot size	n/a
Minimum lot size	n/a
Maximum No of lots per site	n/a
Minimum No of lots per site	n/a
Net site housing density	n/a
Maximum hab-room density	n/a
Maximum guest capacity	n/a
Maximum building coverage	n/a
Building set backs	n/a
Building height	n/a
Maximum No of floors	n/a
Water	n/a
Electricity	n/a
Solid waste	n/a
Liquid waste	n/a
Piers per site	n/a
Other	n/a
Comment	A fish camp, built entirely on the water, was occupied in 1995 but it was not there in 2000. There are no structures in 2002. This site was severally damaged in 2000 by Hurricane Keith. This area has been identified as an important nesting site for the American Crocodile . The Development Guidelines recommend this area for conservation.

Site Number	15
Name / location	Pelican Caye
Primary land use	conservation / wildlife sanctuary / research & education
Secondary land use	none
Maximum lot size	n/a
Minimum lot size	n/a
Maximum No of lots per site	n/a
Minimum No of lots per site	n/a
Net site housing density	n/a
Maximum hab-room density	n/a
Maximum guest capacity	n/a
Maximum building coverage	n/a
Building set backs	n/a
Building height	n/a
Maximum No of floors	n/a
Water	n/a
Electricity	n/a
Solid waste	n/a
Liquid waste	n/a
Piers per site	n/a
Other	Attention should be paid to the maximised retention of vegetation.
Comment	This was identified in the TICPand by TICAC as requiring conservation. In 1998, Hurricane Mitch washed away most of the high land on the east side of the caye. The caye is surrounded by reef which impedes access, and the caye is surrounded by valuable bonefishing habitat. As such, the Guidelines recommend that the optimal use of the caye is conservation

Site Number	19
Name / location	Blackbird Main, west side
Primary land use	fish camp
Secondary land use	guest house
Maximum lot size	2 acres
Minimum lot size	n/a
Maximum No of lots per site	1
Minimum No of lots per site	n/a
Net site housing density	2
Maximum hab-room density	7
Maximum guest capacity	4
Maximum building coverage	600 sq ft per building
Building set backs	n/a
Building height	28 ft
Maximum No of floors	2
Water	roof
Electricity	none / generator
Solid waste	removal to BC or WCP; incineration of NHW at least 30 ft from water
Liquid waste	latrine
Piers per site	2
Other	
Comment	The developed camp at this site consists of 5 acres. The land is only marginally high and is considered as being able to support only a 2 acre camp without endangering the local environment.

Site Number	20
Name / location	Blackbird Main, east coast, middle
Primary land use	conservation / wildlife sanctuary / research & education
Secondary land use	none
Maximum lot size	n/a
Minimum lot size	n/a
Maximum No of lots per site	n/a
Minimum No of lots per site	n/a
Net site housing density	n/a
Maximum hab-room density	n/a
Maximum guest capacity	n/a
Maximum building coverage	n/a
Building set backs	n/a
Building height	n/a
Maximum No of floors	n/a
Water	n/a
Electricity	n/a
Solid waste	n/a
Liquid waste	n/a
Piers per site	n/a
Other	
Comment	Blackbird Caye has been identified as an important nesting site for the American Crocodile. For these reasons, the Development Guidelines recommend that this site should be used for conservation.

Site Number	21
Name / location	Blackbird Main, east coast, upper ridge
Primary land use	residential
Secondary land use	residential tourism
Maximum lot size	40 acres
Minimum lot size	9 acres
Maximum No of lots per site	15
Minimum No of lots per site	n/a
Net site housing density	1 per lot
Maximum hab-room density	8 per lot
Maximum guest capacity	0
Maximum building coverage	1000 sq ft
Building set backs	front = 66 ft; side & rear = 30 ft
Building height	28 ft
Maximum No of floors	2
Water	well / roof; 3 or more permanently occupied houses = reverse osmosis under approval from the relevant authorities / professional assessment.
Electricity	solar / wind / generator; 3 or more permanently occupied houses = 1 shared generator
Solid waste	removal to BC or WCP; incineration of NHW under approval from relevant authorities
Liquid waste	LWMS / AGST&D under approval from relevant authorities
Piers per site	
Other	5 (at minimum intervals of 1000 ft)
Comment	All lots are to extend from beachfront to back of site. Access to all/any lots is to be by sea or by unsurveyed rights of way through other lots. No internal combustion vehicles; use of golf carts requires careful storage and disposal of batteries; no other coastal structures; no dredging; no commercial enterprises; maximised retention of natural vegetation; free access, of at least 20 ft width, from the sea to the back should be allowed in regular intervals. This high coastal sand bar is approximately 260 metres at its widest and 65 metres at its narrowest. The back reef is 80 metres away and it has fringing mangroves. Careful attention should be paid to the retention of low density/low impact development. Some land had been cleared in the past and a pier erected; however, there is no evidence of development in 2002. The Guidelines recommend residential / residential tourism use only with a restriction on 'guest house' use and other such visitor

	facilities on this site.
--	--------------------------

Site Number	22
Name / location	Soldier Caye
Primary land use	conservation / wildlife sanctuary / research & education
Secondary land use	none
Maximum lot size	n/a
Minimum lot size	n/a
Maximum No of lots per site	n/a
Minimum No of lots per site	n/a
Net site housing density	n/a
Maximum hab-room density	n/a
Maximum guest capacity	n/a
Maximum building coverage	n/a
Building set backs	n/a
Building height	n/a
Maximum No of floors	n/a
Water	n/a
Electricity	n/a
Solid waste	n/a
Liquid waste	n/a
Piers per site	n/a
Other	1
Comment	This caye has been identified as an important nesting site for the roseate tern and white crowned pigeon and, as such has been recommended for conservation by the CZMAI .

Site Number	23
Name / location	Blackbird Main, east coast, lower ridge
Primary land use	conservation / wildlife sanctuary / research & education
Secondary land use	none
Maximum lot size	n/a
Minimum lot size	n/a
Maximum No of lots per site	n/a
Minimum No of lots per site	n/a
Net site housing density	n/a
Maximum hab-room density	n/a
Maximum guest capacity	n/a
Maximum building coverage	n/a
Building set backs	n/a
Building height	n/a
Maximum No of floors	n/a
Water	n/a
Electricity	n/a
Solid waste	n/a
Liquid waste	n/a
Piers per site	n/a
Other	
Comment	This site has been identified as being particularly rich in local biodiversity. It is also separated from the sea by a large area of mangrove. Considering these factors, it is recommended that this area be used as a wildlife sanctuary which could add an attraction to the Blackbird Caye resort and give ambulatory access to the upper coastal ridge.

Site Number	24
Name / location	Blackbird Caye resort
Primary land use	resort
Secondary land use	first aid / research & education / marina (on west coast / Soldier Bight side)
Maximum lot size	43.5 acres
Minimum lot size	43.5 acres
Maximum No of lots per site	1
Minimum No of lots per site	1
Net site housing density	n/a
Maximum hab-room density	30
Maximum guest capacity	35
Maximum building coverage	main building = 1200 sq ft; all others 600 sq ft
Building set backs	front = 66 ft; side = n/a; rear = 66 ft (from lagoon)
Building height	28 ft
Maximum No of floors	2
Water	well / roof / reverse osmosis under approval from the relevant authorities / professional assessment.
Electricity	solar / wind / generator
Solid waste	removal to BC or WCP / incineration of NHW under approval from relevant authorities
Liquid waste	LWMS / AGST&D under approval from relevant authorities
Piers per site	2 (1 at front & 1 into Soldier Bight), marina on Soldier Bight side with a maximum number of boats of 5, all less than 30 ft long; requires Environmental Screening from DOE in order to proceed (no marina if dredging is necessary)
Other	No other coastal structures, no dredging, except for docking facilities, and only through approval from GPD and Environmental Screening by the DOE.
Comment	This resort currently has accommodation for 30 guests. Modest growth in line with the present density is recommended. One of the policies of the plan is to maximize the potential in the larger resorts for social amenities available to other occupants and users of the atoll. As such, this plan recommends that the resort offer access to emergency radio, first aid medical facilities and hurricane shelter. Furthermore, a location for a relatively safe public docking facility is considered a necessity for this part of the atoll and it is possible that part of Soldier Bight by the resort may be appropriate. Further research may be necessary.

Site Number	25
Name / location	Harry Jones Point, eastern point
Primary land use	research & educational facility
Secondary land use	residential
Maximum lot size	11.2 acres
Minimum lot size	11.2 acres
Maximum No of lots per site	1
Minimum No of lots per site	1
Net site housing density	3
Maximum hab-room density	12
Maximum guest capacity	12 (plus capacity of 2 dorms in the main building)
Maximum building coverage	600 sq ft per building
Building set backs	front = 66 ft; side & rear = n/a
Building height	28 ft
Maximum No of floors	2
Water	well / roof
Electricity	none / generator
Solid waste	removal to BC or WCP; incineration of NHW at least 30 ft from water
Liquid waste	AGST&D / latrine
Piers per site	2
Other	This site has been designated as a research facility. The high sand bar, generally 32 metres wide, extends down to the point with mangroves behind. No other coastal structures are recommended.
Comment	

Site Number	26
Name / location	Harry Jones Point, western point
Primary land use	fishing
Secondary land use	guest house
Maximum lot size	2 acres
Minimum lot size	n/a
Maximum No of lots per site	1
Minimum No of lots per site	n/a
Net site housing density	2
Maximum hab-room density	7
Maximum guest capacity	4
Maximum building coverage	600 sq ft per building
Building set backs	n/a
Building height	28 ft
Maximum No of floors	2
Water	roof
Electricity	none / generator
Solid waste	removal to BC or WCP; incineration of NHW at least 30 ft from water
Liquid waste	latrine
Piers per site	2
Other	
Comment	The camp was unoccupied in 2000 but is occupied in 2002.

Site Number	27
Name / location	Harry Jones area, east side of caye facing towards Harry Jones
Primary land use	fishing
Secondary land use	none
Maximum lot size	1 acre
Minimum lot size	n/a
Maximum No of lots per site	1
Minimum No of lots per site	n/a
Net site housing density	2
Maximum hab-room density	4
Maximum guest capacity	n/a
Maximum building coverage	600 sq ft per building
Building set backs	n/a
Building height	28 ft
Maximum No of floors	2
Water	roof
Electricity	none / generator
Solid waste	removal to BC or WCP; incineration of NHW at least 30 ft from water
Liquid waste	latrine
Piers per site	2
Other	
Comment	No camp was found in 1994, however, a camp was found in 2000 and in 2002. It is un-occupied. The land consists of mangrove with minimal to no high land.

Site Number	28
Name / location	Little Calabash Caye (Garfield's)
Primary land use	Fishing/residential
Secondary land use	Conservation/wildlife sanctuary/research and education
Maximum lot size	484 square yards
Minimum lot size	484 square yards
Maximum No of lots per site	1
Minimum No of lots per site	n/a
Net site housing density	1
Maximum hab-room density	4
Maximum guest capacity	n/a
Maximum building coverage	600 sq ft
Building set backs	25 ft from water
Building height	28 feet
Maximum No of floors	2
Water	roof/well
Electricity	none/solar/wind/generator
Solid waste	removal to BC or WCP/incineration of NHW under approval from relevant authorities
Liquid waste	LWMS/AGST&D under approval from relevant agencies
Piers per site	1 (on west side only)
Other	Any generators should be sited to avoid any fuel, noise, or smoke pollution; no other coastal structures; no dredging; no hunting;
Comment	Strict control of domestic animals; no external lights The Calabash Caye area has been identified as an important site for the American crocodile, and also as a turtle nesting area. It has also been registered as a site of archaeological interest. In 1998, the east side of this Caye, where clearing had been done, was damaged by Hurricane Mitch. In 1995, it appeared that more than this was being reclaimed by the occupants with fill coming from digging the surrounding reef and flat. In 2000 and 2002 there was one unoccupied structure on the cay.

Site Number	29
Name / location	Calabash Caye north: front
Primary land use	recreation (public beach)
Secondary land use	conservation
Maximum lot size	n/a
Minimum lot size	n/a
Maximum No of lots per site	n/a
Minimum No of lots per site	n/a
Maximum housing density	n/a
Maximum hab-room density	n/a
Maximum guest capacity	n/a
Maximum building coverage	n/a
Building set backs	n/a
Building height	n/a
Maximum No of floors	n/a
Water	n/a
Electricity	n/a
Solid waste	n/a
Liquid waste	n/a
Piers per site	n/a
Other	
Comment	The Calabash Caye area has been identified as an important site for the American crocodile, and also as a turtle nesting area. It has also been registered as a site of archaeological interest. This 4 acre site contains high sand bar covers the site and extends behind into the littoral forest. TICAC has recommended this area for conservation and public enjoyment.

Site Number	30a
Name / location	Calabash Caye: Planetary Coral Reef Foundation
Primary land use	research & education / wildlife sanctuary/conservation
Secondary land use	none
Maximum lot size	n/a
Minimum lot size	n/a
Maximum No of lots per site	n/a
Minimum No of lots per site	n/a
Maximum housing density	n/a
Maximum hab-room density	n/a
Maximum guest capacity	n/a
Maximum building coverage	n/a
Building set backs	n/a
Building height	n/a
Maximum No of floors	n/a
Water	n/a
Electricity	n/a
Solid waste	n/a
Liquid waste	n/a
Piers per site	n/a
Other	
Comment	Calabash Caye has been identified as an important site for the American crocodile, and also as a turtle nesting area. It has also been registered as a site of archaeological interest and no development has taken place. The land consists of a high sand bar. The TICAC recommends this area for conservation.

Site Number	30b
Name / location	Calabash Caye: Institute of Marine Studies (University of Belize)
Primary land use	research & education / administration facility
Secondary land use	residential
Maximum lot size	12 acres
Minimum lot size	7 acres
Maximum No of lots per site	2
Minimum No of lots per site	1
Maximum housing density	6
Maximum hab-room density	30
Maximum guest capacity	40 per site
Maximum building coverage	1200 sq ft
Building set backs	front = 66 ft; side & rear = n/a
Building height	28 ft
Maximum No of floors	2
Water	well / roof
Electricity	solar / wind / generator / sites 30/32/33
Solid waste	removal to BC or WCP / incineration of NHW under approval from relevant authorities
Liquid waste	LWMS / AGST&D under approval from relevant authorities
Piers per site	1
Other	Any generators should be sited to avoid any fuel, noise or smoke pollution. No other coastal structures, no dredging, no hunting, strict control of domestic animals, no external lights.
Comment	The Calabash Caye area has been identified as an important site for the American crocodile, and also as a turtle nesting area. It has also been registered as a site of archaeological interest. The land is a high sand bar that extends into the littoral forest at the back. It is possible that this site will become a semi official administrative center for the atoll and the plan recommends that facilities should be made available to the community for meetings, radio and medical care. It is recommended that the IMS seek to have the whole of the site (all that lies between sites 30 and 32) included in its lease, which would require negotiation with the Forest Department.

Site Number	31
Name / location	Calabash Caye central, front
Primary land use	residential / residential tourism /resort (one only on a lot larger than 5 acres)
Secondary land use	fish camp
Maximum lot size	15 acres
Minimum lot size	15 acres
Maximum No of lots per site	10
Minimum No of lots per site	5
Maximum housing density	lot with 5 acres or more = 2 per lot or 1 per lot with 4 cabanas; lot with less than 5 acres = 1 per lot (???)
Maximum hab-room density	8 per lot
Maximum guest capacity	10 (resort only)
Maximum building coverage	600 sq ft
Building set backs	front = 66 ft; side = 30 ft; rear = n/a
Building height	28 ft
Maximum No of floors	2
Water	well / roof
Electricity	generator / solar / wind
Solid waste	Removal to BC or WCP / incineration of NHW under approval from relevant authorities
Liquid waste	LWMS / AGST&D under approval from relevant authorities
Piers per site	1 though lots less than 5 acres should share 1 per between them
Other	all/any lots to have beach frontage; access to the lagoon should be kept to 10 ft wide paths; only one resort per site; no dredging Any generators should be sited to avoid any fuel, noise or smoke pollution. No other coastal structures, dredging, or hunting. Strict control of domestic animals and no external lights.
Comment	The Calabash Caye area has been identified as an important site for the American crocodile, and also as a turtle nesting area. The proposed Castaway Resort is located on this site. The land is fronted by a high sand bar that extends further back into littoral forest. Towards the back on the lagoon side, the land becomes a mangrove swamp. Towards the south the sand bar decreases. Sea access is constrained by reef on the south. The site could support a low density development with one low impact resort provided that adequate provisions were made for waste disposal and the extraction of ground water. Attention should be paid to retaining littoral forest and mangroves, especially around the lagoon and in clumps along the seafront on the southern side. The lagoon at the back is occasionally used for the safe harboring of boats in times of bad weather. It is recommended that this practice be continued, though there should be no fuel storage by the lagoon which has been identified as having a unique environment and should be maintained as such.

Site Number	32
Name / location	Calabash Caye north, south part
Primary land use	research & education // wildlife sanctuary
Secondary land use	none
Maximum lot size	n/a
Minimum lot size	n/a
Maximum No of lots per site	n/a
Minimum No of lots per site	n/a
Net site housing density	n/a
Maximum hab-room density	n/a
Maximum guest capacity	n/a
Maximum building coverage	n/a
Building set backs	n/a
Building height	n/a
Maximum No of floors	n/a
Water	n/a
Electricity	n/a
Solid waste	n/a

Liquid waste	n/a
Piers per site	n/a
Other	
Comment	The Calabash Caye area has been identified as an important site for the American crocodile, and also as a turtle nesting area. It has also been registered as a site of archaeological interest. TICAC recommends this area for conservation.

Site Number	33
Name / location	Calabash Caye, Halfmoon Bay (Cutfinger Creek)
Primary land use	fish camp
Secondary land use	none
Maximum lot size	6307 sq yds
Minimum lot size	2480 sq yds
Maximum No of lots per site	2
Minimum No of lots per site	1
Net site housing density	1 per lot
Maximum hab-room density	4 per lot
Maximum guest capacity	n/a
Maximum building coverage	600 sq ft per lot
Building set backs	n/a
Building height	28 ft
Maximum No of floors	2
Water	roof / well
Electricity	none / generator
Solid waste	removal to BC or WCP; incineration of NHW at least 30 ft from water
Liquid waste	latrine / AGST&D
Piers per site	1 per lot
Other	Any generators should be sited to avoid any fuel, noise or smoke pollution. No other coastal structures, dredging or hunting. Strict control of domestic animals and no external lights.
Comment	This spit of high land is only 100 ft wide in places and has limited development potential. There was one camp on the southern land and none on the narrower northern lot.

Site Number	34
Name / location	Calabash Caye, Halfmoon Bay
Primary land use	fish camp
Secondary land use	guest house / resort (one) / docking facility
Maximum lot size	5 acres
Minimum lot size	5 acres
Maximum No of lots per site	8
Minimum No of lots per site	8
Net site housing density	2 per lot; 1 per lot with 4 cabanas
Maximum hab-room density	8 per lot
Maximum guest capacity	10
Maximum building coverage	600 sq ft per building
Building set backs	front = 66 ft; rear = 66 ft; side = 20 ft
Building height	28 ft
Maximum No of floors	2
Water	well / roof; 3 or more permanently occupied houses and/or resort = professional assessment
Electricity	solar / wind / generator; 3 or more permanently occupied houses and/or resort = shared generator
Solid waste	removal to BC or WCP / incineration of NHW under approval from relevant authorities
Liquid waste	LWMS / AGST&D under approval from relevant authorities
Piers per site	2 (1 into sea & 1 into lagoon); docking facility on lagoon side, maximum number of boats = 5 / all less than 30 ft long; requires approval from GOP and Environmental Screening from DOE in order to proceed. (No docking facility if significant dredging is necessary).
Other	
Comment	Only one resort on the site. All/any lots to extend from beachfront to lagoon and to have equal sea frontage. Any generators should be sited to avoid any fuel, noise or smoke pollution. No other coastal structures, dredging or hunting. Strict control of domestic animals and no external lights. This is a large block of high land that extends from the sea to the lagoon. It is relatively free from the reef, which lies a short distance out. The fact that the high land reaches, more or less, all the way to the lagoon side may allow for the possible construction of a small docking facility in the lagoon. A full assessment of the site would, however, be required before any such scheme proceeded. A house had been constructed on the site in 2000.

Site Number	35
Name / location	Calabash Caye south
Primary land use	Residential
Secondary land use	fish camp
Maximum lot size	13 acres
Minimum lot size	5 acres
Maximum No of lots per site	5
Minimum No of lots per site	2
Net site housing density	2 per lot
Maximum hab-room density	7 per lot
Maximum guest capacity	n/a
Maximum building coverage	600 sq ft per building
Building set backs	front = 66 ft; rear = 66 ft; side = 20 ft
Building height	28 ft
Maximum No of floors	2
Water	well / roof; 3 or more permanently occupied houses = professional assessment
Electricity	solar / wind / generator; 3 or more permanently occupied houses = shared generator
Solid waste	removal to BC or WCP / incineration of NHW under approval from relevant authorities
Liquid waste	LWMS / AGST&D under approval from relevant authorities
Piers per site	0
Other	All lots to have equal sea frontage; any generators should be sited to avoid any fuel, noise or smoke pollution. No other coastal structures, dredging or hunting. Strict control of domestic animals and no external lights.

Comment	This constitutes the southern part of the high land, yet this part is constrained on the sea side by the reef which comes right up to the shore. This constraint effectively shuts off access to the sea, which in turn requires that the land use not be based on sea access.
Site Number Name / location Primary land use Secondary land use Maximum lot size Minimum lot size Maximum No of lots per site Minimum No of lots per site Net site housing density Maximum hab-room density Maximum guest capacity Maximum building coverage Building set backs Building height Maximum No of floors Water Electricity Solid waste Liquid waste Piers per site Other Comment	36 Calabash Caye south, Lambey Bay residential residential tourism /fish camp 8 acres 4 acres 3 2 2 per lot 5 per lot 0 600 sq ft front = 66 ft; rear = 66 ft (from lagoon); side = 20 ft 28 ft 2 well / roof; 3 or more permanently occupied houses = professional assessment solar / wind / generator; 3 or more permanently occupied houses = shared generator removal to BC or WCP / incineration of NHW under approval from relevant authorities LWMS / AGST&D under approval from relevant authorities 2 (1 into sea & 1 into lagoon) All/any lots should extend from beachfront to back of site. Any generators should be sited to avoid any fuel, noise or smoke pollution. No other coastal structures, dredging or hunting. Strict control of domestic animals and no external lights. The land at this bay is high, narrowing to the south, and it extends to the lagoon in the west; moreover it has access through the reef to the sea, though the access is confined.
Site Number Name / location Primary land use Secondary land use Maximum lot size Minimum lot size Maximum No of lots per site Minimum No of lots per site Net site housing density Maximum hab-room density Maximum guest capacity Maximum building coverage Building set backs Building height Maximum No of floors Water Electricity Solid waste Liquid waste Piers per site Other Comment	37 Calabash Caye south, headland between Lambey Bay and Bull Bay recreation conservation 6 acres 6 acres 1 1 0 n/a n/a n/a n/a n/a n/a n/a n/a n/a n/a n/a removal to sites 36 / 38 n/a / sites 36 / 38 0 No fires. Here the high sand bar narrows to the point of being inadequate to support development without presenting a threat to the surroundings. Furthermore, the headland is closely constrained by the reef. Considering these factors, it is recommended that this site is reserved for low impact recreation or conservation if that use is not feasible.
Site Number Name / location Primary land use Secondary land use Maximum lot size Minimum lot size Maximum No of lots per site Minimum No of lots per site Net site housing density Maximum hab-room density Maximum guest capacity Maximum building coverage Building set backs Building height Maximum No of floors Water Electricity Solid waste Liquid waste Piers per site Other Comment	38 Calabash Caye south, Bull Bay residential residential tourism / fish camp / resort (one) 57 acres 5 acres 11 2 2 per lot; 1 per lot with 4 cabanas 8 per lot 10 600 sq ft per building front = 66 ft; side = 20 ft; rear = 20 ft 28 ft 2 well / roof; 3 or more permanently occupied houses = professional assessment solar / wind / generator; 3 or more permanently occupied houses = 1 shared generator removal to BC or WCP / incineration of NHW under approval from relevant authorities LWMS / AGST&D under approval from relevant authorities 5 (4 on seafront at minimum intervals of 1000 ft, 1 into lagoon) Only one resort on the site. All/any lots to extend from beachfront to back of site. Any generators should be sited to avoid any fuel, noise or smoke pollution. No other coastal structures, dredging or hunting. Strict control of domestic animals and no external lights. Maximised retention of mangroves along southern part of seafront. This bay offers good sea access onto a stretch of high land (about 325 metres at its widest) which narrows to the north and south. Also, to the south some large stands of mangrove come between the land and the sea. Attention should be paid in any development of the

	southern part of this site where some openings in the mangrove could be made if undertaken in compliance with the Mangroves Act.
--	--

Site Number	39
Name / location	Calabash Caye south, Grand Bogue
Primary land use	fish camp
Secondary land use	none
Maximum lot size	2 acres
Minimum lot size	n/a
Maximum No of lots per site	1
Minimum No of lots per site	n/a
Net site housing density	2
Maximum hab-room density	4
Maximum guest capacity	n/a
Maximum building coverage	600 sq ft per building
Building set backs	n/a
Building height	28 ft
Maximum No of floors	2
Water	roof
Electricity	none / generator
Solid waste	removal to BC or WCP; incineration of NHW at least 30 ft from water
Liquid waste	latrine
Piers per site	1
Other	Any generators should be sited to avoid any fuel, noise or smoke pollution. No other coastal structures, dredging or hunting. Strict control of domestic animals and no external lights.
Comment	There was a semi abandoned camp here in 1995 and no camp at all in 2000. Grand Bogue Point is registered by the Department of Archaeology as a historic settlement area.

Site Number	40
Name / location	Southeast Bight, west side
Primary land use	fish camp
Secondary land use	guest house
Maximum lot size	500 sq ft
Minimum lot size	n/a
Maximum No of lots per site	1
Minimum No of lots per site	n/a
Net site housing density	1
Maximum hab-room density	4
Maximum guest capacity	4
Maximum building coverage	400 sq ft per building
Building set backs	n/a
Building height	12 ft
Maximum No of floors	1
Water	roof
Electricity	none / generator
Solid waste	removal to BC or WCP; incineration of NHW at neighbouring sites
Liquid waste	latrine
Piers per site	1
Other	
Comment	In 2000 there was a damaged and abandoned camp here built on a narrow strip of over-wash mangroves. This camp was occupied in 1995.

Site Number	41
Name / location	Southeast Bight, east side
Primary land use	fish camp
Secondary land use	none
Maximum lot size	0.50 acres
Minimum lot size	n/a
Maximum No of lots per site	1
Minimum No of lots per site	n/a
Net site housing density	1
Maximum hab-room density	4
Maximum guest capacity	n/a
Maximum building coverage	500 sq ft
Building set backs	n/a
Building height	14 ft
Maximum No of floors	1
Water	roof
Electricity	none / generator
Solid waste	removal to BC or WCP; incineration of NHW at neighbouring sites
Liquid waste	latrine
Piers per site	1
Other	
Comment	There was a camp here in 1995 at the front of an area of low over-wash mangroves, though it had disappeared in 2000 and had not been rebuilt in 2002. The old camp had been built over water and filling should be discouraged.

Site Number	42
Name / location	Ropewalk Caye north, Grand Bogue
Primary land use	fish camp
Secondary land use	guest house
Maximum lot size	2 acres
Minimum lot size	n/a
Maximum No of lots per site	1
Minimum No of lots per site	n/a
Net site housing density	2
Maximum hab-room density	7
Maximum guest capacity	4
Maximum building coverage	600 sq ft per building
Building set backs	n/a
Building height	28 ft
Maximum No of floors	2
Water	roof
Electricity	none / generator
Solid waste	removal to BC or WCP; incineration of NHW at least 30 ft from water
Liquid waste	latrine
Piers per site	1
Other	
Comment	Tall mangroves front onto the sea and the land is low, yet not permanently inundated. There was no evidence of occupation in 2000 or 2002. Grand Bogue Point is registered by the Department of Archaeology as a historic settlement area.

Site Number	43
Name / location	Ropewalk Caye north, Grand Bogue
Primary land use	fish camp
Secondary land use	guest house
Maximum lot size	2 acres
Minimum lot size	n/a
Maximum No of lots per site	1
Minimum No of lots per site	n/a
Net site housing density	2
Maximum hab-room density	7
Maximum guest capacity	4
Maximum building coverage	600 sq ft per building
Building set backs	n/a
Building height	28 ft
Maximum No of floors	2
Water	well / roof
Electricity	none / generator
Solid waste	removal to BC or WCP; incineration of NHW at least 30 ft from water
Liquid waste	latrine / AGST&D
Piers per site	1
Other	
Comment	In 1995 there was a camp here with 2 houses, though in 2000 and 2002 they appeared to be abandoned. The northern extremity of a coastal bar extends into this site and the reef impedes access to the south. It is recommended that one camp could be accommodated here and that a 20 acre parcel would in excess of the site's potential. The caye has been identified as important nesting sites for the American Crocodile, it is also surrounded by valuable bonefish habitats.

Site Number	44
Name / location	Ropewalk Caye north
Primary land use	fish camp / residential
Secondary land use	guest house (only if primary use is a fish camp)
Maximum lot size	5 acres
Minimum lot size	fishing use = 2 acres; other use = 5 acres
Maximum No of lots per site	5
Minimum No of lots per site	2
Net site housing density	2 per lot
Maximum hab-room density	7 per lot
Maximum guest capacity	fishing use = 4; other use = 0
Maximum building coverage	600 sq ft per building
Building set backs	front = 66 ft; side = 20 ft; rear = n/a
Building height	28 ft
Maximum No of floors	2
Water	well / roof; 3 or more permanently occupied houses = professional assessment; connection with site 45
Electricity	none / solar / wind / generator; 3 or more permanently occupied houses = 1 shared generator; connection with site 45
Solid waste	removal to BC or WCP/ incineration of NHW under approval from relevant authorities
Liquid waste	LWMS / AGST&D under approval from relevant authorities
Piers per site	1
Other	Any generators should be sited to avoid any fuel, noise or smoke pollution. No other coastal structures, dredging or hunting. Strict control of domestic animal and no external lights.
Comment	Here the coastal bar is formed in a bay with a shallow opening through the reef to the sea. There is high land up to approximately 40 meters width. In 2000, it was noted that work had commenced on a palapa on a pier from one of the camps. The shallowness of the sea prohibits access to it except in high tide with boats with a shallow draft. Development at this site may result in proposals for dredging, and development should-, therefore, be discouraged. The caye has been identified as important nesting sites for the American Crocodile, it is also surrounded by valuable bonefish habitat.

Site Number	45
Name / location	Ropewalk Caye north
Primary land use	Residential / fish camp
Secondary land use	guest house (only if primary use is a fish camp)
Maximum lot size	10 acres
Minimum lot size	5 acres
Maximum No of lots per site	5
Minimum No of lots per site	2
Net site housing density	2 per lot
Maximum hab-room density	7 per lot
Maximum guest capacity	fishing use = 4; other use = 0
Maximum building coverage	600 sq ft per building
Maximum site clearance	% to be determined in the Management Plan
Building set backs	front = 66 ft; side = 20 ft; rear = n/a
Building height	28 ft
Maximum No of floors	2
Water	well / roof; 3 or more permanently occupied houses = professional assessment; connection with sites 44 & 46
Electricity	none / solar / wind / generator; 3 or more permanently occupied houses = 1 shared generator; connection with sites 44 & 46
Solid waste	removal to BC or WCP/ incineration of NHW under approval from relevant authorities
Liquid waste	LWMS / AGST&D under approval from relevant authorities
Piers per site	0
Other	Access from neighboring sites. Any generators should be sited to avoid any fuel, noise or smoke pollution; no other coastal structures; no dredging; no hunting; strict control of domestic animals; no external lights.
Comment	Here the coastal bar widens significantly to about 250 meters at its broadest; however, access to the sea is cut off by the reef. A large part of this land had been cleared in 1995 and a start had been made on the construction of some cabana type structures. In 2000 this appeared to have been abandoned. The confinement by the reef calls for development that will have a low impact and will not require ready sea access. The caye has been identified as important nesting sites for the American Crocodile, it is also surrounded by valuable bonefish habitats.

Site Number	46
Name / location	Ropewalk Caye north
Primary land use	fish camp / residential / resort (one)
Secondary land use	guest house (only if primary use is fish camp)
Maximum lot size	10 acres
Minimum lot size	5 acres
Maximum No of lots per site	4
Minimum No of lots per site	2
Net site housing density	2 per lot; 2 per lot with 4 cabanas
Maximum hab-room density	7 per lot; resort = 8
Maximum guest capacity	guest house = 4; resort = 10
Maximum building coverage	600 sq ft
Building set backs	front = 66 ft; side = 20 ft; rear = n/a
Building height	28 ft
Maximum No of floors	2
Water	well / roof; 3 or more permanently occupied houses & resort = professional assessment; connection with site 45
Electricity	none / solar / wind / generator; 3 or more permanently occupied houses = 1 shared generator; connection with site 45
Solid waste	removal to BC or WCP / incineration of NHW under approval from relevant authorities
Liquid waste	LWMS / AGST&D under approval from relevant authorities
Piers per site	1 (with a minimum interval of 1000 ft)
Other	All lots to have equal sea frontage. Any generators should be sited to avoid any fuel, noise or smoke pollution. No other coastal structures, dredging or hunting. Strict control of domestic animals and no external lights.
Comment	A bay with open access to the sea through the reef and a bank of high land 100 meters at its widest and 40 meters at its narrowest. In 1995 a resort had been built on this promontory with 2 houses and 4 cabanas though it was not operative. In 2000 all appeared to have disappeared. The caye has been identified as important nesting sites for the American Crocodile, it is also surrounded by valuable bonefish habitat. It is recommended that this site should support no more than one small resort.

Site Number	47
Name / location	Caye, east of Ropewalk Creek
Primary land use	fish camp / residential
Secondary land use	guest house (only if primary use is a fish camp)
Maximum lot size	2 acres
Minimum lot size	n/a
Maximum No of lots per site	1
Minimum No of lots per site	n/a
Net site housing density	2
Maximum hab-room density	7
Maximum guest capacity	4 (only if primary use is fishing)
Maximum building coverage	600 sq ft per building
Building set backs	n/a
Building height	28 ft
Maximum No of floors	2
Water	roof; site 46
Electricity	none / generator / site 46
Solid waste	removal to BC or WCP; incineration of NHW at least 30 ft from water
Liquid waste	latrine / AGST&D
Piers per site	1
Other	Retention of mangroves on north side is necessary. Any generators should be sited to avoid any fuel, noise or smoke pollution. No other coastal structures, dredging or hunting. Strict control of domestic animals and no external lights.
Comment	This caye is generally high, though closed in by the reef on its eastern side. Some of the i

	has been cleared leaving the fringing mangroves intact.
--	---

Site Number	48
Name / location	Ropewalk Caye south
Primary land use	fish camp
Secondary land use	guest house
Maximum lot size	2 acres
Minimum lot size	n/a
Maximum No of lots per site	1
Minimum No of lots per site	n/a
Net site housing density	2
Maximum hab-room density	7
Maximum guest capacity	4
Maximum building coverage	600 sq ft per building
Building set backs	n/a
Building height	28 ft
Maximum No of floors	2
Water	roof
Electricity	none / generator
Solid waste	removal to BC or WCP; incineration of NHW at least 30 ft from water
Liquid waste	latrine
Piers per site	1
Other	Any generators should be sited to avoid any fuel, noise or smoke pollution. No other coastal structures, dredging or hunting. Strict control of domestic animals and no external lights.
Comment	In 1995 there was a semi abandoned camp at this site in the tall mangroves, though there was no evidence of it in 2000. Access to the sea is north of the site 47 caye, though a channel gives access to the Southern Lagoon behind. It is recommended that this site should support only one camp. The caye has been identified as important nesting sites for the American Crocodile, it is also surrounded by valuable bonefish habitat.

Site Number	49
Name / location	Deadman's Cayes
Primary land use	conservation / wildlife sanctuary / research & education
Secondary land use	none
Maximum lot size	n/a
Minimum lot size	n/a
Maximum No of lots per site	n/a
Minimum No of lots per site	n/a
Net site housing density	n/a
Maximum hab-room density	n/a
Maximum guest capacity	n/a
Maximum building coverage	n/a
Building set backs	n/a
Building height	n/a
Maximum No of floors	n/a
Water	n/a
Electricity	n/a
Solid waste	n/a
Liquid waste	n/a
Piers per site	n/a
Other	n/a
Comment	These cayes have been identified as important nesting sites for the American Crocodile, they are also surrounded by valuable bonefish habitats. They are entirely confined by the reef and therefore offer limited scope in use.

Site Number	50
Name / location	Ropewalk Caye south
Primary land use	fish camp / residential
Secondary land use	guest house (only if primary use is fish camp)
Maximum lot size	4 acres
Minimum lot size	4 acres
Maximum No of lots per site	2
Minimum No of lots per site	2
Net site housing density	2 per lot
Maximum hab-room density	7 per lot
Maximum guest capacity	4 (only if primary use is fishing)
Maximum building coverage	600 sq ft per building
Building set backs	front = 66 ft; side = 20 ft, rear = n/a
Building height	28 ft
Maximum No of floors	2
Water	well / roof
Electricity	none / generator; 3 or more permanently occupied houses = 1 shared generator
Solid waste	removal to BC or WCP / incineration of NHW at least 30 ft from water
Liquid waste	LWMS / AGST&D
Piers per site	1
Other	Each lot to have equal sea frontage. Any generators should be sited to avoid any fuel, noise or smoke pollution. No other coastal structures, dredging or hunting. Strict control of domestic animals and no external lights.
Comment	The reef opens onto a generally narrow bay of high land, only 25 meters wide at its narrowest, allowing for low density use only. In 1995, 2000 and 2002 there was no apparent development. The caye has been identified as important nesting sites for the American Crocodile and is also surrounded by valuable bonefish habitat.

Site Number	51
Name / location	Ropewalk Caye south
Primary land use	fish camp
Secondary land use	guest house
Maximum lot size	2 acres
Minimum lot size	n/a
Maximum No of lots per site	1
Minimum No of lots per site	n/a
Net site housing density	2
Maximum hab-room density	7
Maximum guest capacity	4
Maximum building coverage	600 sq ft per building
Building set backs	n/a
Building height	28 ft
Maximum No of floors	2
Water	roof / site 50
Electricity	none / generator / site 50
Solid waste	removal to BC or WCP; incineration of NHW at least 30 ft from water
Liquid waste	latrine
Piers per site	1
Other	Any generators should be sited to avoid any fuel, noise or smoke pollution. No other coastal structures, dredging or hunting. Strict control of domestic animals and no external lights.
Comment	A camp was located here in spite of the impediment of the reef, which comes right up to the shore. In 2000, some land had been cleared though there was no construction. The caye has been identified as important nesting sites for the American Crocodile and is also surrounded by valuable bonefish habitat.

Site Number	52
Name / location	Coco Tree Caye (Fabian's)
Primary land use	fish camp
Secondary land use	guest house
Maximum lot size	3 acres
Minimum lot size	n/a
Maximum No of lots per site	3
Minimum No of lots per site	n/a
Net site housing density	2 per lot or 1 house and 3 cabanas
Maximum hab-room density	7 per lot
Maximum guest capacity	10
Maximum building coverage	600 sq ft per building
Building set backs	resort development = 66ft from sea and 20 ft from lagoon
Building height	28 ft
Maximum No of floors	2
Water	roof
Electricity	none / generator
Solid waste	removal to BC or WCP; incineration of NHW at least 30 ft from water
Liquid waste	latrine
Piers per site	2 (1 into sea & 1 into lagoon)
Other	
Comment	There is a camp here (2000) with 2 houses which is open to both the sea and the lagoon. The TICP showed a caye south of this site by Big Bokel, if this caye was supposed to be a part of the reef that was intended for use is not known: there is no caye or camp there now and it is recommended that there should not be one in the future.

Site Number	53
Name / location	Little Caye Bokel (Turneffe Island Lodge)
Primary land use	resort
Secondary land use	first aid
Maximum lot size	11 acres
Minimum lot size	11 acres
Maximum No of lots per site	1
Minimum No of lots per site	1
Net site housing density	n/a
Maximum hab-room density	30
Maximum guest capacity	30
Maximum building coverage	main building = 1200 sq. ft, all others = 600 sq. feet
Building set backs	front = 66 ft; side & rear = n/a
Building height	28 ft
Maximum No of floors	2
Water	well / roof / reverse osmosis under approval from the relevant authorities / professional assessment.
Electricity	solar / wind / generator
Solid waste	removal to BC or WCP / incineration of NHW under approval from relevant authorities
Liquid waste	LWMS / AGST&D under approval from the relevant authorities
Piers per site	2
Other	Maximized retention of vegetation on west of the caye / no dredging or filling.
Comment	This resort currently has 20 rooms / 40 beds for tourism use. As with the other major resorts on the islands, the plan recommends that this resort should be able to supply some basic social amenities - para-medical health care and emergency communications. Groynes were being used (2000) to control erosion and dredging is in process in 2002.

Site Number	54
Name / location	Big Caye Bokel, east
Primary land use	residential/ fish camp
Secondary land use	residential tourism / guest house (only if primary use is a fish camp)
Maximum lot size	5 acres
Minimum lot size	3 acres
Maximum No of lots per site	2
Minimum No of lots per site	2
Net site housing density	2 per lot
Maximum hab-room density	7 per lot
Maximum guest capacity	4 (only if primary use is fishing)
Maximum building coverage	600 sq ft per building
Building set backs	front = 30 ft; side & rear = n/a
Building height	28 ft
Maximum No of floors	2
Water	roof / well / site 53
Electricity	none / solar / wind / generator; 2 permanently occupied houses = 1 shared generator; connection with site 53
Solid waste	removal to BC or WCP / incineration of NHW under approval from relevant authorities
Liquid waste	LWMS / AGST&D under approval from relevant authorities
Piers per site	1
Other	
Comment	The narrow strip of higher land which runs along the coast should be able to accommodate some low density residential use. The remainder of the land lying on the west, in both properties, is low and should not be developed. In 2000, it was noted that some land had been cleared and burnt in the northern part of this site.

Site Number	55
Name / location	Big Caye Bokel, south
Primary land use	residential / fish camp
Secondary land use	residential tourism / guest house (only if primary use is a fish camp)
Maximum lot size	18 acres
Minimum lot size	6 acres
Maximum No of lots per site	4
Minimum No of lots per site	2
Net site housing density	2 per lot
Maximum hab-room density	7 per lot
Maximum guest capacity	4 (only if primary use is fishing)
Maximum building coverage	600 sq ft per building
Building set backs	front = 66 ft; side & rear = n/a
Building height	28 ft
Maximum No of floors	2
Water	roof / well / site 54
Electricity	none / solar / wind / generator; 2 permanently occupied houses = 1 shared generator; connection with site 54
Solid waste	removal to BC or WCP / incineration of NHW under approval from relevant authorities
Liquid waste	LWMS / AGST&D under approval from relevant authorities
Piers per site	1 (only at extreme east away from reef)
Other	No dredging.
Comment	The site contains a more pronounced coastal ridge than site No 54 though the development prospects are the same as with No 54. The site is completely surrounded by reef, which will impede sea traffic. The remainder of the land to the north and the west, in both properties, is low and should not be developed.

Site Number	56
Name / location	Big Caye Bokel, west
Primary land use	residential / fish camp
Secondary land use	residential tourism
Maximum lot size	2 acres
Minimum lot size	n/a
Maximum No of lots per site	1
Minimum No of lots per site	n/a
Net site housing density	1
Maximum hab-room density	5
Maximum guest capacity	0
Maximum building coverage	600 sq ft
Building set backs	front = 66 ft; side & rear = n/a
Building height	28 ft
Maximum No of floors	2
Water	roof
Electricity	none / solar / wind / generator
Solid waste	removal to BC or WCP; incineration of NHW at least 30 ft from water
Liquid waste	latrine
Piers per site	1
Other	
Comment	In both 1995 and 2000 there was no evidence of occupation. The land at this site has a slight elevation in comparison with its surroundings and therefore offers a possible opportunity for use, though on further investigation, this may not prove to be the case.

Site Number	57
Name / location	Caye, west of Big Caye Bokel
Primary land use	fish camp
Secondary land use	guest house
Maximum lot size	1.89 acres
Minimum lot size	n/a
Maximum No of lots per site	1
Minimum No of lots per site	n/a
Net site housing density	2
Maximum hab-room density	7
Maximum guest capacity	4
Maximum building coverage	600 sq ft per building
Building set backs	n/a
Building height	28 ft
Maximum No of floors	2
Water	roof
Electricity	none / generator
Solid waste	removal to BC or WCP; incineration of NHW at least 30 ft from water
Liquid waste	latrine
Piers per site	2
Other	
Comment	In both 1995 and 2000 there was a developed camp on this caye, which is separate from the properties of the main caye. In 2000 the land was enclosed by cement walls and was being filled.

Site Number	58
Name / location	Grand Point, west coast, south
Primary land use	fish camp
Secondary land use	guest house
Maximum lot size	1 acre
Minimum lot size	n/a
Maximum No of lots per site	1
Minimum No of lots per site	n/a
Net site housing density	1
Maximum hab-room density	6
Maximum guest capacity	4
Maximum building coverage	600 sq ft
Building set backs	n/a
Building height	14 ft
Maximum No of floors	1
Water	roof
Electricity	none / generator
Solid waste	removal to BC or WCP; incineration of NHW at least 30 ft from water
Liquid waste	latrine
Piers per site	1
Other	
Comment	The land, having no height, offers little scope for meaningful use. In 2000 there was only one camp in the area, and it is recommended that only one camp could be established here in addition to the one at site no. 59.

Site Number	59
Name / location	Grand Point, west coast, middle
Primary land use	fish camp
Secondary land use	guest house
Maximum lot size	1 acre
Minimum lot size	n/a
Maximum No of lots per site	1
Minimum No of lots per site	n/a
Net site housing density	1
Maximum hab-room density	6
Maximum guest capacity	4
Maximum building coverage	600 sq ft
Building set backs	n/a
Building height	14 ft
Maximum No of floors	1
Water	roof
Electricity	none / generator
Solid waste	removal to BC or WCP; incineration of NHW at least 30 ft from water
Liquid waste	latrine
Piers per site	1
Other	
Comment	There was a camp at this site in 1995. In 2000, no camp was found.

Site Number	60
Name / location	Grand Point, west coast, north
Primary land use	fish camp
Secondary land use	guest house
Maximum lot size	2 acres
Minimum lot size	n/a
Maximum No of lots per site	1
Minimum No of lots per site	n/a
Net site housing density	2
Maximum hab-room density	7
Maximum guest capacity	4
Maximum building coverage	600 sq ft per building
Building set backs	n/a
Building height	28 ft
Maximum No of floors	2
Water	roof
Electricity	none / generator
Solid waste	removal to BC or WCP; incineration of NHW at least 30 ft from water
Liquid waste	latrine
Piers per site	2
Other	
Comment	There was a developed 3 building camp identified in 1995 and 2000.

Site Number	61
Name / location	Southern Lagoon, south west side
Primary land use	fish camp
Secondary land use	guest house
Maximum lot size	2 acres
Minimum lot size	n/a
Maximum No of lots per site	1
Minimum No of lots per site	n/a
Net site housing density	2
Maximum hab-room density	7
Maximum guest capacity	4
Maximum building coverage	600 sq ft per building
Building set backs	n/a
Building height	28 ft
Maximum No of floors	2
Water	roof
Electricity	none / generator
Solid waste	removal to BC or WCP; incineration of NHW at least 30 ft from water
Liquid waste	latrine
Piers per site	2
Other	
Comment	This site, on low land, had a camp identified in 1995 and 2000.

Site Number	62
Name / location	south of Blue Creek, west coast
Primary land use	fish camp
Secondary land use	guest house
Maximum lot size	2 acres
Minimum lot size	n/a
Maximum No of lots per site	1
Minimum No of lots per site	n/a
Net site housing density	2 and 3 cabanas
Maximum hab-room density	7
Maximum guest capacity	4
Maximum building coverage	600 sq ft per building
Building set backs	n/a
Building height	28 ft
Maximum No of floors	2
Water	roof
Electricity	none / generator
Solid waste	removal to BC or WCP; incineration of NHW at least 30 ft from water
Liquid waste	latrine
Piers per site	2
Other	
Comment	This camp stands on a slight elevation and has an access, cut through the mangroves, to a landing on the channel to the north. Land had been cleared (2000) in what was reported to be preparation for the construction of cabanas for low density tourism, but nothing further has been done in 2002.

Site Number	63
Name / location	Rivas Caye
Primary land use	fish camp
Secondary land use	guest house
Maximum lot size	2 acres
Minimum lot size	n/a
Maximum No of lots per site	1
Minimum No of lots per site	n/a
Net site housing density	2
Maximum hab-room density	7
Maximum guest capacity	4
Maximum building coverage	600 sq ft per building
Building set backs	n/a
Building height	28 ft
Maximum No of floors	2
Water	roof
Electricity	none / generator
Solid waste	removal to BC or WCP; incineration of NHW at least 30 ft from water
Liquid waste	latrine
Piers per site	2
Other	
Comment	The caye is generally low and should not be developed further than is necessary for a fish camp. No development was found in either 1995 or 2000.

Site Number	64
Name / location	caye north of Rivas Caye
Primary land use	fish camp
Secondary land use	guest house
Maximum lot size	2 acres
Minimum lot size	n/a
Maximum No of lots per site	1
Minimum No of lots per site	n/a
Net site housing density	2
Maximum hab-room density	7
Maximum guest capacity	4
Maximum building coverage	600 sq ft per building
Building set backs	n/a
Building height	28 ft
Maximum No of floors	2
Water	roof
Electricity	none / generator
Solid waste	removal to BC or WCP; incineration of NHW at least 30 ft from water
Liquid waste	latrine
Piers per site	2
Other	
Comment	There was a camp at this site on the north of the caye identified in 1995 and 2000. The whole of the caye is low and the southern part should be left undeveloped.

Site Number	65
Name / location	Pigeon Caye (Pelican Caye), north east
Primary land use	fish camp
Secondary land use	guest house
Maximum lot size	1 acre
Minimum lot size	n/a
Maximum No of lots per site	1
Minimum No of lots per site	n/a
Net site housing density	2
Maximum hab-room density	7
Maximum guest capacity	4
Maximum building coverage	600 sq ft per building
Building set backs	n/a
Building height	28 ft
Maximum No of floors	2
Water	roof
Electricity	none / generator
Solid waste	removal to BC or WCP; incineration of NHW at least 30 ft from water
Liquid waste	latrine
Piers per site	1
Other	
Comment	There was a camp on the northeast end of this caye in 1995 but no evidence of a camp in 2000. The land is low and the remainder of the caye should be left undeveloped.

Site Number	66
Name / location	north of Joe's Hole, west coast
Primary land use	fish camp
Secondary land use	guest house
Maximum lot size	2 acres
Minimum lot size	n/a
Maximum No of lots per site	1
Minimum No of lots per site	n/a
Net site housing density	2
Maximum hab-room density	7
Maximum guest capacity	4
Maximum building coverage	600 sq ft per building
Building set backs	n/a
Building height	28 ft
Maximum No of floors	2
Water	roof
Electricity	none / generator
Solid waste	removal to BC or WCP; incineration of NHW at least 30 ft from water
Liquid waste	latrine
Piers per site	2
Other	
Comment	The land is low and there was no evidence of any development in 1995 or 2000 or 2002. It is recommended that the site not be used as it is essentially a mangrove overwash and quite unsuitable for development.

Site number	67
Name / location	north of Joe's Hole, lagoon side
Primary land use	fish camp
Secondary land use	residential / guest house (only if primary use is a fish camp)
Maximum lot size	4 acres
Minimum lot size	n/a
Maximum No of lots per site	2
Minimum No of lots per site	n/a
Net site housing density	2 per lot
Maximum hab-room density	7 per lot
Maximum guest capacity	4 per guest house (only if primary use is fishing)
Maximum building coverage	600 sq ft per building
Building set backs	front = 66 ft; side = 20 ft; rear = n/a
Building height	28 ft
Maximum No of floors	2
Water	roof / well; 3 or more permanently occupied houses = professional assessment
Electricity	none / solar / wind / generator; 3 or more permanently occupied houses = 1 shared generator
Solid waste	removal to BC or WCP / incineration of NHW under approval from relevant authorities
Liquid waste	LWMS / AGST&D under approval from relevant authorities
Piers per site	2
Other	
Comment	A ridge of high land reaches down to the lagoon at this point offering the potential for some fishing related use. The high interior land should be left in its natural state and not be used to deposit waste. The construction of a camp had started in 1995 though there was no evidence in 2000 or 2002.

Site number	68
Name / location	Caye in Southern Lagoon, west of Pigeon (Pelican) Caye
Primary land use	fish camp
Secondary land use	guest house
Maximum lot size	2 acres
Minimum lot size	n/a
Maximum No of lots per site	1
Minimum No of lots per site	n/a
Net site housing density	2
Maximum hab-room density	7
Maximum guest capacity	4
Maximum building coverage	600 sq ft
Building set backs	n/a
Building height	28 ft
Maximum No of floors	2
Water	roof
Electricity	none / generator
Solid waste	removal to BC or WCP; incineration of NHW at least 30 ft from water
Liquid waste	latrine
Piers per site	2
Other	
Comment	There was a camp on this small mangrove caye noted in 1995 and 2000.

Site number	69
Name / location	Caye in Southern Lagoon, west of Pigeon (Pelican) Caye
Primary land use	fish camp
Secondary land use	guest house
Maximum lot size	2 acres
Minimum lot size	n/a
Maximum No of lots per site	1
Minimum No of lots per site	n/a
Net site housing density	2
Maximum hab-room density	7
Maximum guest capacity	4
Maximum building coverage	600 sq ft
Building set backs	n/a
Building height	28 ft
Maximum No of floors	2
Water	roof
Electricity	none / generator
Solid waste	removal to BC or WCP; incineration of NHW at least 30 ft from water
Liquid waste	latrine
Piers per site	2
Other	
Comment	There was a fishing camp on the northern end of this caye in 1995, though none existed in 2000. The caye is low and narrow and unsuitable for further development.

Site number	70
Name / location	north of Little Joe's Hole, west coast fishing
Primary land use	fish camp
Secondary land use	guest house
Maximum lot size	1 acre
Minimum lot size	n/a
Maximum No of lots per site	1
Minimum No of lots per site	n/a
Net site housing density	1
Maximum hab-room density	6
Maximum guest capacity	4
Maximum building coverage	600 sq ft
Building set backs	n/a
Building height	14 ft
Maximum No of floors	1
Water	roof
Electricity	none / generator
Solid waste	removal to BC or WCP; incineration of NHW at least 30 ft from water
Liquid waste	latrine
Piers per site	1
Other	
Comment	There was a camp at this site in 2000, though only an abandoned fishing camp in 1995. The site is low and has very limited potential.

Site number	71
Name / location	Long Ridge, west front
Primary land use	fish camp
Secondary land use	guest house (only if primary use is a fish camp) / residential
Maximum lot size	4.5 acres
Minimum lot size	4.5 acres
Maximum No of lots per site	4
Minimum No of lots per site	4
Net site housing density	2 per lot
Maximum hab-room density	7 per lot
Maximum guest capacity	4 per guest house (only if primary use is fishing)
Maximum building coverage	600 sq ft per lot
Building set backs	front = 66 ft; side = 20 ft; rear = n/a
Building height	28 ft
Maximum No of floors	2
Water	roof / well; 3 or more permanently occupied houses = professional assessment
Electricity	none / wind / solar / generator; 3 or more permanently occupied houses = 1 shared generator
Solid waste	removal to BC or WCP / incineration of NHW under approval from relevant authorities
Liquid waste	LWMS / AGST&D under approval from relevant authorities; 1 camp = latrine
Piers per site	1 per lot
Other	each lot to have equal frontage
Comment	A large ridge of high land extends to the lagoon at this site offering a good potential for fishing related occupation. A camp was here in 2000. The interior of the high land should be left undisturbed and not used for the disposal of waste.

Site number	72
Name / location	Long Ridge, eastern side
Primary land use	fish camp
Secondary land use	guest house
Maximum lot size	1 acre
Minimum lot size	n/a
Maximum No of lots per site	1
Minimum No of lots per site	n/a
Net site housing density	1
Maximum hab-room density	6
Maximum guest capacity	4
Maximum building coverage	600 sq ft
Building set backs	n/a
Building height	n/a
Maximum No of floors	14 ft
Water	1
Electricity	roof
Solid waste	none / generator
Liquid waste	removal to BC or WCP; incineration of NHW at least 30 ft from water
Piers per site	latrine
Other	1
Comment	There was a camp here on the eastern side of Long Ridge in 1995 and 2000.

Site number	73
Name / location	Western Four Cayes, southern
Primary land use	fish camp
Secondary land use	guest house
Maximum lot size	1.15 acres
Minimum lot size	1.15 acres
Maximum No of lots per site	1
Minimum No of lots per site	1
Net site housing density	2
Maximum hab-room density	7
Maximum guest capacity	4
Maximum building coverage	600 sq ft per building
Building set backs	n/a
Building height	28 ft
Maximum No of floors	2
Water	roof / well
Electricity	none / generator
Solid waste	removal to BC or WCP; incineration of NHW at least 30 ft from water
Liquid waste	latrine
Piers per site	2
Other	
Comment	There was a developed camp here in 2000 which takes up the whole of the cayes.

Site number	74
Name / location	Western Four Cayes, southern part of south middle cayes
Primary land use	fish camp
Secondary land use	guest house
Maximum lot size	2 acres
Minimum lot size	n/a
Maximum No of lots per site	1
Minimum No of lots per site	n/a
Net site housing density	2
Maximum hab-room density	7
Maximum guest capacity	4
Maximum building coverage	600 sq ft per building
Building set backs	n/a
Building height	28 ft
Maximum No of floors	2
Water	roof
Electricity	none / generator
Solid waste	removal to BC or WCP; incineration of NHW at least 30 ft from water
Liquid waste	latrine
Piers per site	2
Other	
Comment	There was a camp at the southern end of this cayes in 1995. The cayes is very low and unsuitable for further development.

Site number	75
Name / location	Grand Bogue Creek, south side of western mouth
Primary land use	fish camp
Secondary land use	guest house
Maximum lot size	1 acre
Minimum lot size	n/a
Maximum No of lots per site	1
Minimum No of lots per site	n/a
Net site housing density	1
Maximum hab-room density	6
Maximum guest capacity	4
Maximum building coverage	600 sq ft
Building set backs	n/a
Building height	14 ft
Maximum No of floors	1
Water	roof
Electricity	none / generator
Solid waste	removal to BC or WCP; incineration of NHW at least 30 ft from water
Liquid waste	latrine
Piers per site	1
Other	
Comment	There was evidence of an abandoned camp on very low land at this site in 1995 and 2000.

Site number	76
Name / location	south of Tarpon Creek, west coast
Primary land use	fish camp
Secondary land use	guest house
Maximum lot size	1 acre
Minimum lot size	n/a
Maximum No of lots per site	1
Minimum No of lots per site	n/a
Net site housing density	1
Maximum hab-room density	6
Maximum guest capacity	4
Maximum building coverage	600 sq ft
Building set backs	n/a
Building height	14 ft
Maximum No of floors	1
Water	roof
Electricity	none / generator
Solid waste	removal to BC or WCP; incineration of NHW at least 30 ft from water
Liquid waste	latrine
Piers per site	1
Other	
Comment	There was an abandoned camp here in 1995 on very low land at this site and there was no evidence of it in 2000.

Site number	77
Name / location	Crayfish Range, third caye from the southernmost
Primary land use	conservation / wildlife sanctuary / research & education
Secondary land use	none
Maximum lot size	n/a
Minimum lot size	n/a
Maximum No of lots per site	n/a
Minimum No of lots per site	n/a
Net site housing density	n/a
Maximum hab-room density	n/a
Maximum guest capacity	n/a
Maximum building coverage	n/a
Building set backs	n/a
Building height	n/a
Maximum No of floors	n/a
Water	n/a
Electricity	n/a
Solid waste	n/a
Liquid waste	n/a
Piers per site	n/a
Other	Maximised retention of vegetation; minimal interference with fringing mangroves and surrounding waters.
Comment	The Crayfish Range has been identified as a prime breeding area for the spiny lobster and, as such, they are recommended for conservation;. There was a camp here in 2000. The site is very low and should not be further developed. The TIPC and TICAC have identified the Crayfish range as suitable for conservation so it is recommended that no further development should take place on any of these cayes

Site number	78
Name / location	Western Four Cayes, north part of northern caye (Abaloon Caye)
Primary land use	fish camp
Secondary land use	guest house
Maximum lot size	1 acre
Minimum lot size	n/a
Maximum No of lots per site	1
Minimum No of lots per site	n/a
Net site housing density	1
Maximum hab-room density	6
Maximum guest capacity	4
Maximum building coverage	600 sq ft
Building set backs	n/a
Building height	14 ft
Maximum No of floors	1
Water	roof
Electricity	none / generator
Solid waste	removal to BC or WCP; incineration of NHW at least 30 ft from water
Liquid waste	latrine
Piers per site	1
Other	
Comment	There was a camp here in 1995 and 2000.

Site number	79
Name / location	Crayfish Range, northernmost caye
Primary land use	conservation / wildlife sanctuary / research & education
Secondary land use	none
Maximum lot size	n/a
Minimum lot size	n/a
Maximum No of lots per site	n/a
Minimum No of lots per site	n/a
Net site housing density	n/a
Maximum hab-room density	n/a
Maximum guest capacity	n/a
Maximum building coverage	n/a
Building set backs	n/a
Building height	n/a
Maximum No of floors	n/a
Water	n/a
Electricity	n/a
Solid waste	n/a
Liquid waste	n/a
Piers per site	n/a
Other	Maximised retention of vegetation; minimal interference with fringing mangroves and surrounding waters.
Comment	The Crayfish Range has been identified as a prime breeding area for the spiny lobster. As such, this area is recommended for conservation. There was an abandoned camp on the southern side of this caye in 2000. TICP and TICAC have identified the Crayfish range as suitable for conservation so it is recommended that no further development should take place on any of these cayes.

Site number	80
Name / location	Douglas Caye
Primary land use	conservation / wildlife sanctuary / research & education
Secondary land use	none
Maximum lot size	n/a
Minimum lot size	n/a
Maximum No of lots per site	n/a
Minimum No of lots per site	n/a
Net site housing density	n/a
Maximum hab-room density	n/a
Maximum guest capacity	n/a
Maximum building coverage	n/a
Building set backs	n/a
Building height	n/a
Maximum No of floors	n/a
Water	n/a
Electricity	n/a
Solid waste	n/a
Liquid waste	n/a
Piers per site	n/a
Other	
Comment	The caye has been identified by TICAC for conservation. In 1995, there was a developed camp on the northwest side of this caye, though it was found to be damaged and abandoned in 2000. There is no camp in 2002. The caye should be left undeveloped.

Site number	81
Name / location	Crikozeen Creek, lagoon side
Primary land use	fish camp
Secondary land use	guest house
Maximum lot size	1 acre
Minimum lot size	n/a
Maximum No of lots per site	1
Minimum No of lots per site	n/a
Net site housing density	1
Maximum hab-room density	6
Maximum guest capacity	4
Maximum building coverage	600 sq f
Building set backs	n/a
Building height	14 ft
Maximum No of floors	1
Water	roof
Electricity	none / generator
Solid waste	removal to BC or WCP; incineration of NHW at least 30 ft from water
Liquid waste	latrine
Piers per site	1
Other	
Comment	The camp at this site is on a thin spit of overwash mangrove which offers very limited potential for further development.

Site number	82
Name / location	north of Crikozeen Creek, west coast
Primary land use	fish camp
Secondary land use	guest house (only if primary use is fishing) / residential
Maximum lot size	4 acres
Minimum lot size	4 acres
Maximum No of lots per site	3
Minimum No of lots per site	3
Net site housing density	2 per lot
Maximum hab-room density	7 per lot
Maximum guest capacity	4 per guest house (only if primary use is fishing)
Maximum building coverage	600 sq ft per building
Building set backs	front = 66 ft; side = 20 ft; rear = n/a
Building height	28 ft
Maximum No of floors	2
Water	roof / water; 3 or more permanently occupied houses = professional assessment
Electricity	none / solar / wind / generator; 3 or more permanently occupied houses = 1 shared generator
Solid waste	removal to BC or WCP / incineration of NHW under approval from relevant authorities
Liquid waste	LWMS / AGST&D under approval from relevant authorities; 2 or less permanently occupied houses = latrine
Piers per site	1 per lot
Other	All lots should have equal sea frontage. No dredging.
Comment	A narrow ridge of high land, generally only 75 metres wide, runs along the coast at this site. There was a developed camp on the north part occupied in 1995 and 2000, but abandoned in 2002. This ridge offers the potential for a further two camps.

Site number	83
Name / location	Snake Point
Primary land use	fish camp / residential / access to site 84
Secondary land use	guest house (only if a fish camp is the primary use)
Maximum lot size	4 acres
Minimum lot size	4 acres
Maximum No of lots per site	10
Minimum No of lots per site	10
Net site housing density	2 per lot
Maximum hab-room density	7 per lot
Maximum guest capacity	4 per lot (only if fishing is primary use)
Maximum building coverage	600 sq ft per building
Building set backs	front = 66 ft; side = 20 ft; rear = n/a
Building height	28 ft
Maximum No of floors	2
Water	roof / well / site 84; 4 or more permanently occupied houses = professional assessment
Electricity	none / solar / wind / generator; 4 or more permanently occupied houses = 1 shared generator
Solid waste	removal to BC or WCP / incineration of NHW under approval from relevant authorities
Liquid waste	LWMS / AGST&D under approval from relevant authorities
Piers per site	5 or more lots = 1 per 2 lots; 4 or less lots = 1 per lot
Other	All lots should have equal sea frontage; no dredging.
Comment	The large area of high land that occupies the center of the caye extends to the coast at this site offering the possibility of accommodating a relatively large number of fishing camps (10) which may not be feasible at other locations. It could also offer access to the waste collection site, as described in site 85. There was some evidence of cleared land here in 1995, though no development was in evidence in 2000. A fish camp is present in 2002. The approximate width of this site is 150 meters.

Site number	84
Name / location	Snake Point, north
Primary land use	fish camp / residential
Secondary land use	guest house (only if primary use is a fishing camp)
Maximum lot size	4 acres
Minimum lot size	4 acres
Maximum No of lots per site	3
Minimum No of lots per site	3
Net site housing density	2 per lot
Maximum hab-room density	7 per lot
Maximum guest capacity	4 per lot (only if primary use is fishing)
Maximum buildingsite clearance	600 sq ft per building front = 66 ft; side = 20 ft; rear = n/a
Building set backs	28 ft
Building height	2
Maximum No of floors	roof / well / site 84; 3 or more permanently occupied houses = professional assessment
Water	none / solar / wind / generator; 3 or more permanently occupied houses = 1 shared generator
Electricity	removal to BC or WCP / incineration of NHW under approval from relevant authorities
Solid waste	LW MS / 2 or less permanently occupied houses = latrine
Liquid waste	2
Piers per site	All lots should have equal sea frontage. No dredging.
Other	A stretch of low land separates this site, a small coastal ridge, from site No 83. There was a developed site here in 1995, though it was found abandoned in 2000 and 2002. The width is approximately the same as site No 83.
Comment	

Site number	85
Name / location	Snake Point, inland block
Primary land use	Waste Collection Point (WCP) / storage facilities
Secondary land use	residential
Maximum lot size	50 acres
Minimum lot size	10 acres
Maximum No of lots per site	4
Minimum No of lots per site	1
Net site housing density	3 per parcel
Maximum hab-room density	7 per parcel
Maximum guest capacity	0
Maximum building coverage	1 main storage building = 1500 sq ft; all others = 600 sq ft
Building set backs	n/a
Building height	28 ft
Maximum No of floors	2
Water	roof / well / professional assessment
Electricity	solar / wind / generator (sufficient for sites (81, 82 , 83, 84 & 85)
Solid waste	collection in specially constructed containers for transport to mainland and/or partial incineration and/or re-cycling; requires approval from Public Health and Environmental Screening from DOE before proceeding
Liquid waste	LW MS / AGST&D / 2 or less permanently occupied houses = latrine
Piers per site	n/a
Other	The development of the Waste Collection Point should be fully approved by the DOE and Public Health before it can proceed. The clearing of any area in excess of three acres also requires the approval of the DOE.
Comment	This is a large area of high palmetto and thicket which has a frontage to the west coast but not to the Central Lagoon, and, as such, it offers the opportunity to act as a collection point for the solid waste of the whole of the atoll. Waste disposal is problematic in any circumstance yet in the coastal zone this problem becomes extreme. The option proposed here is that all developments on the islands are, according to size, either required or recommended to deposit their waste at this site where it will be safely stored until it can be taken to the mainland. Various factors must be considered: it is probable that a certain critical mass will be required before a private agency would be interested in managing this facility, and that critical mass can only be achieved through increased development. In the interim, the facility will still have to be managed / supervised. This could be undertaken as part of the national solid waste disposal project underway in 2000 / 2001. On-site management could be undertaken through a voluntary arrangement among the islands' occupants, a NGO, Belize Waste Control Ltd, or some other contracted company. The possibility exists for incineration or compaction of some waste. The site, due to its western location, also has potential as a storage facility though guidelines would have to be established on what could be stored and how. Attention should be paid to the maintenance of a buffer of high land between the uses mentioned above and all surrounding low land.

Site number	86
Name / location	Snake Point, lagoon side
Primary land use	access to waste collection point / fish camp
Secondary land use	guest house (only if primary use is a fish camp) / residential
Maximum lot size	2 acres
Minimum lot size	2 acres
Maximum No of lots per site	1
Minimum No of lots per site	1
Net site housing density	1
Maximum hab-room density	6
Maximum guest capacity	4 (only if primary use is fishing)
Maximum building coverage	600 sq ft
Building set backs	n/a
Building height	28 ft
Maximum No of floors	2
Water	roof / site 85
Electricity	none / solar / wind / generator / site 85
Solid waste	removal to BC or WCP / incineration of NHW at least 30 ft from water
Liquid waste	latrine / AGST&D
Piers per site	2
Other	
Comment	It is considered necessary for the feasibility of the Waste Collection Point to have an access on the Central Lagoon side, and this site is, approximately, at the closest point between the lagoon and the high interior land. The site could also accommodate other fish camp

	related uses. There was no evidence of development in 2000 or 2002.
--	---

Site number	87
Name / location	south part of Crikozeen caye
Primary land use	fish camp
Secondary land use	guest house
Maximum lot size	2 acres
Minimum lot size	n/a
Maximum No of lots per site	1
Minimum No of lots per site	n/a
Net site housing density	2
Maximum hab-room density	7
Maximum guest capacity	4
Maximum building coverage	600 sq ft per building
Building set backs	n/a
Building height	28 ft
Maximum No of floors	2
Water	roof
Electricity	none / generator
Solid waste	removal to BC or WCP; incineration of NHW at least 30 ft from water
Liquid waste	latrine
Piers per site	2
Other	
Comment	There was a developed camp at this site in 1995 which still exists in 2002. The remainder of the caye should be left in its natural state.

Site number	88
Name / location	west coast, north of Snake Point
Primary land use	fish camp
Secondary land use	guest house
Maximum lot size	1 acre
Minimum lot size	n/a
Maximum No of lots per site	1
Minimum No of lots per site	n/a
Net site housing density	1
Maximum hab-room density	6
Maximum guest capacity	4
Maximum building coverage	600 sq ft
Building set backs	n/a
Building height	14 ft
Maximum No of floors	1
Water	roof
Electricity	none / generator
Solid waste	removal to BC or WCP; incineration of NHW at least 30 ft from water
Liquid waste	latrine
Piers per site	1
Other	
Comment	There was an abandoned camp at this site in 1995 and 2000 and nothing in 2002. The land has a marginal height.

Site Number	89
Name / location	Northern Lagoon area, west coast, south (Vincente)
Primary land use	conservation / wildlife sanctuary / research & education
Secondary land use	none
Maximum lot size	n/a
Minimum lot size	n/a
Maximum No of lots per site	n/a
Minimum No of lots per site	n/a
Net site housing density	n/a
Maximum hab-room density	n/a
Maximum guest capacity	n/a
Maximum building coverage	n/a
Building set backs	n/a
Building height	n/a
Maximum No of floors	n/a
Water	n/a
Electricity	n/a
Solid waste	n/a
Liquid waste	n/a
Piers per site	n/a
Other	
Comment	There was no development in 1995 or 2000. This is low land and not suitable for development. TICAC recommends this area for conservation.

Site number	90
Name / location	Northern Lagoon area, west coast, middle
Primary land use	fish camp
Secondary land use	guest house
Maximum lot size	1 acre
Minimum lot size	n/a
Maximum No of lots per site	1
Minimum No of lots per site	n/a
Net site housing density	2
Maximum hab-room density	7
Maximum guest capacity	4
Maximum building coverage	600 sq ft per building
Building set backs	n/a
Building height	28 ft
Maximum No of floors	2
Water	roof
Electricity	none / generator
Solid waste	removal to BC or WCP; incineration of NHW at least 30 ft from water
Liquid waste	latrine
Piers per site	1
Other	
Comment	There was a camp here in 2000, though only an abandoned camp in 1995. There is an active camp in 2002. The camp has a relatively large area of cleared land which extends from the sea to the Northern Lagoon.

Site number	91
Name / location	Northern Lagoon area, west coast, middle
Primary land use	fish camp
Secondary land use	guest house
Maximum lot size	2 acres
Minimum lot size	n/a
Maximum No of lots per site	1
Minimum No of lots per site	n/a
Net site housing density	2
Maximum hab-room density	7
Maximum guest capacity	4
Maximum building coverage	600 sq ft
Building set backs	n/a
Building height	28 ft
Maximum No of floors	2
Water	roof
Electricity	none / generator
Solid waste	removal to BC or WCP; incineration of NHW at least 30 ft from water
Liquid waste	latrine
Piers per site	2
Other	
Comment	There was a developed camp at this site in 1995, though it was found damaged in 2000. There is an active camp in 2002. It has access to the sea and to the Northern Lagoon .

Site number	92
Name / location	Rendezvous Point, south
Primary land use	fish camp / residential
Secondary land use	guest house (only if a fish camp is the primary use)
Maximum lot size	10.5 acres
Minimum lot size	10.5 acres
Maximum No of lots per site	1
Minimum No of lots per site	1
Net site housing density	2
Maximum hab-room density	7
Maximum guest capacity	4 (only if fishing is primary use)
Maximum building coverage	600 sq ft per building
Building set backs	front = 66 ft; side = 20 ft; rear = n/a
Building height	28 ft
Maximum No of floors	2
Water	roof / well; 3 or more permanently occupied houses = professional assessment
Electricity	none / solar / wind / generator; 3 or more permanently occupied houses = 1 shared generator
Solid waste	removal to BC or WCP / incineration of NHW at least 30 ft from water
Liquid waste	LW MS / AGST&D under approval from relevant authorities / 2 or less permanently occupied houses = latrine
Piers per site	1
Other	The mangroves on the lagoon side should not be disturbed
Comment	A relatively long coastal ridge offers the potential for a maximum of two lots. There was an undeveloped camp there in 2000 and an abandoned camp in 2002. Though the parcel extends almost to Vincent's Lagoon, the ridge does not, and it is recommended that this side of the land is left undeveloped and untouched.

Site number	93
Name / location	Rendezvous Point, central
Primary land use	fish camp
Secondary land use	residential
Maximum lot size	1 acre
Minimum lot size	1 acre
Maximum No of lots per site	1
Minimum No of lots per site	1
Net site housing density	1
Maximum hab-room density	4
Maximum guest capacity	n/a
Maximum building coverage	600 sq ft per building
Building set backs	front = 66 ft; side = 20 ft; rear = n/a
Building height	28 ft
Maximum No of floors	2
Water	roof / well; 3 or more permanently occupied houses = professional assessment
Electricity	none / solar / wind / generator; 3 or more permanently occupied houses = 1 shared generator
Solid waste	removal to BC or WCP / incineration of NHW at least 30 ft from water
Liquid waste	LW MS / AGST&D under approval from relevant authorities / 2 or less permanently occupied houses = latrine
Piers per site	1
Other	The mangroves on the lagoon side should not be disturbed.
Comment	An abandoned camp was identified at this site in 2000. There is a small building at this site in 2002.

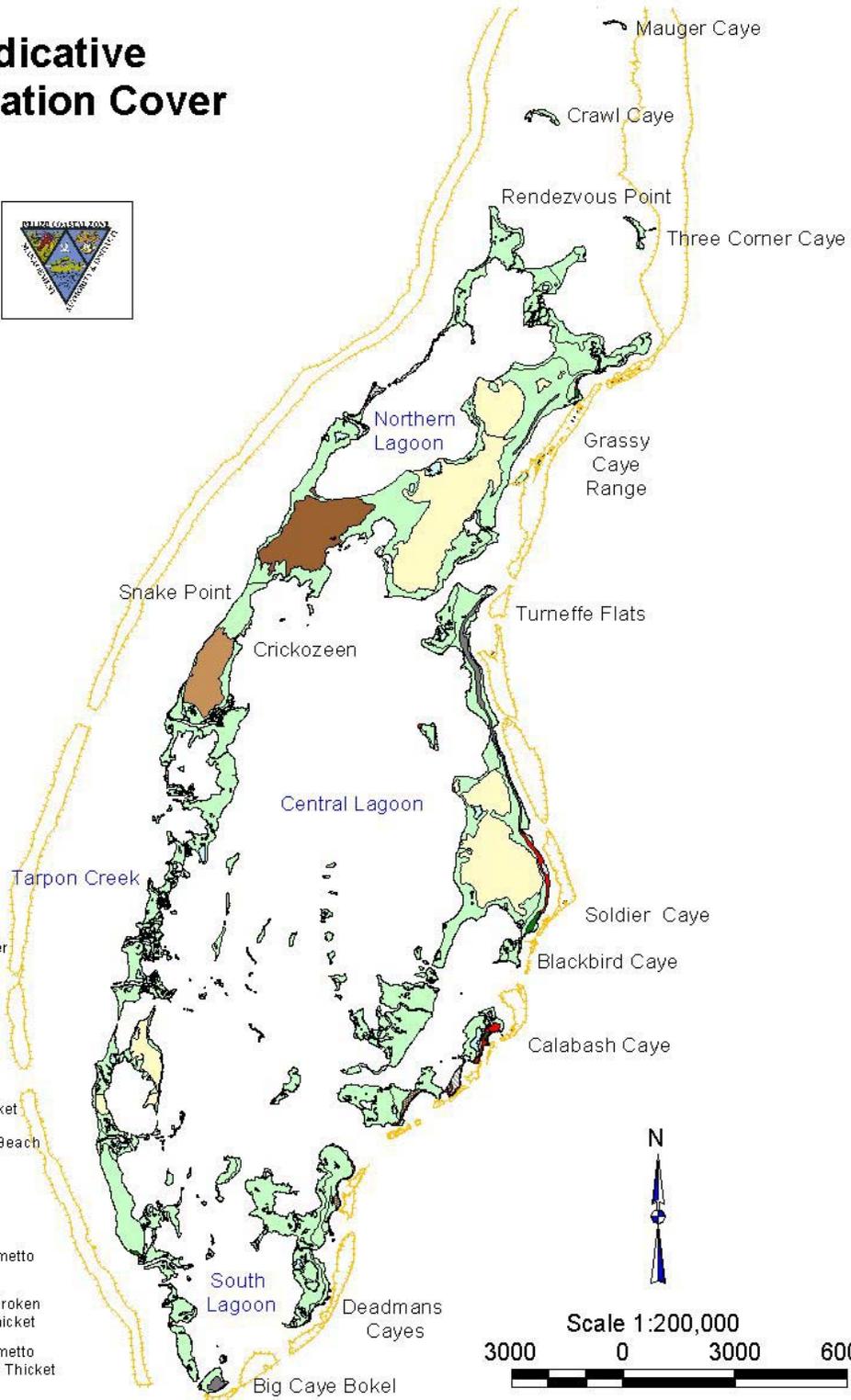
Site number	94
Name / location	Rendezvous Point, north
Primary land use	fish camp / residential
Secondary land use	guest house (only if a fish camp is the primary use)
Maximum lot size	5.7 acres
Minimum lot size	2 acres
Maximum No of lots per site	2
Minimum No of lots per site	1
Net site housing density	2 per lot
Maximum hab-room density	7 per lot
Maximum guest capacity	4 per lot (only if fishing is primary use)
Maximum building coverage	600 sq ft per building
Building set backs	front = 66 ft; side = 20 ft; rear = n/a
Building height	28 ft
Maximum No of floors	2
Water	roof / well; 3 or more permanently occupied houses = professional assessment
Electricity	none / solar / wind / generator; 3 or more permanently occupied houses = 1 shared generator
Solid waste	removal to BC or WCP / incineration of NHW at least 30 ft from water
Liquid waste	LW MS / AGST&D / 2 or less permanently occupied houses = latrine
Piers per site	1 per lot
Other	All lots to have equal sea frontage. The low land to the back and to the north should be left undeveloped.
Comment	There was a camp here in 1995 which was found severely damaged in 2000. The camp has been rebuilt in 2002

Indicative Vegetation Cover

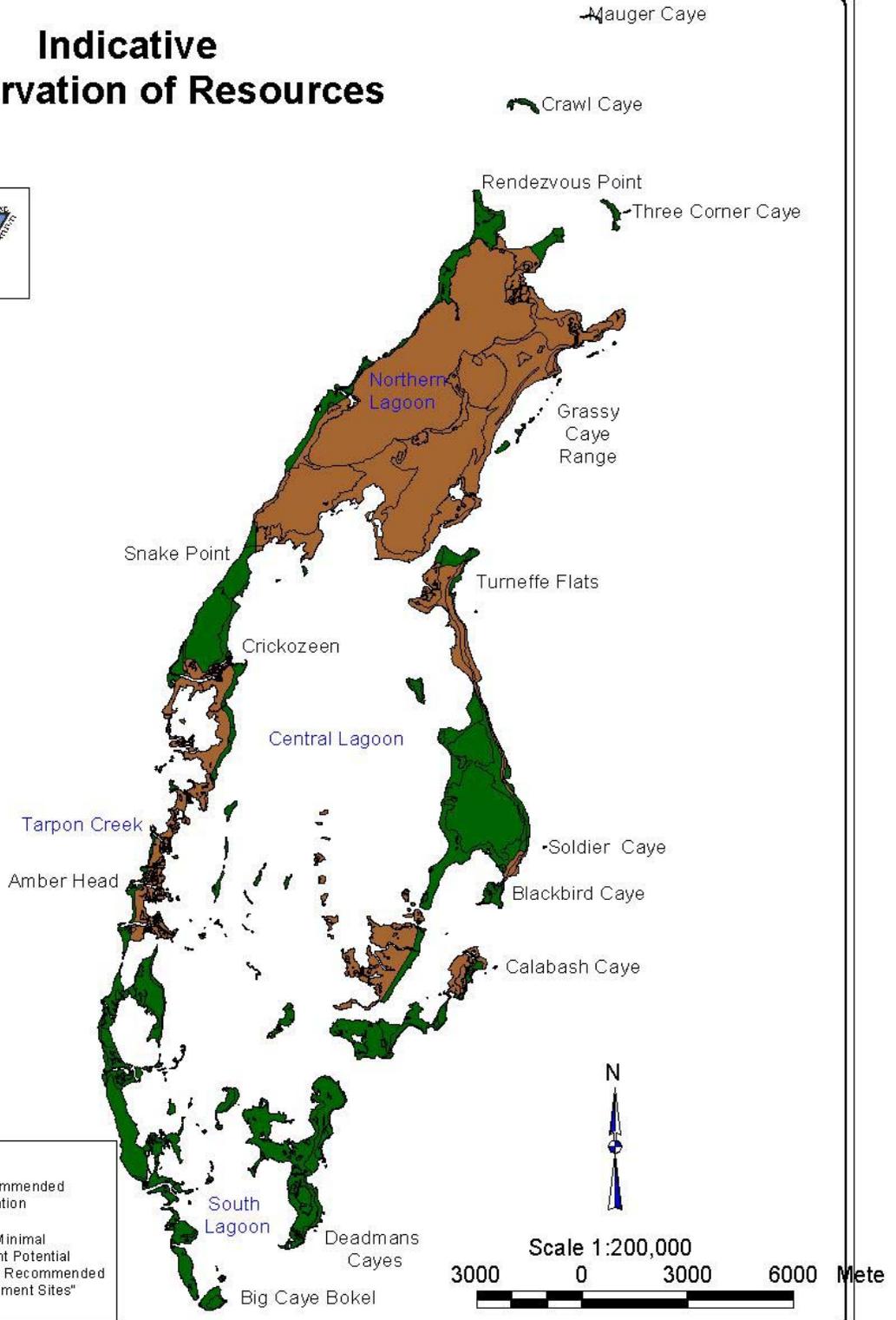


Legend

- Other
- Inland Water
- Coral Reef
- Savanna
- Mangrove
- Thicket
- Beach Thicket
- Degraded Beach Thicket
- Forest
- Palmetto
- Broken Palmetto Thicket
- Degraded Broken Palmetto Thicket
- Broken Palmetto Buttonwood Thicket



Indicative Conservation of Resources

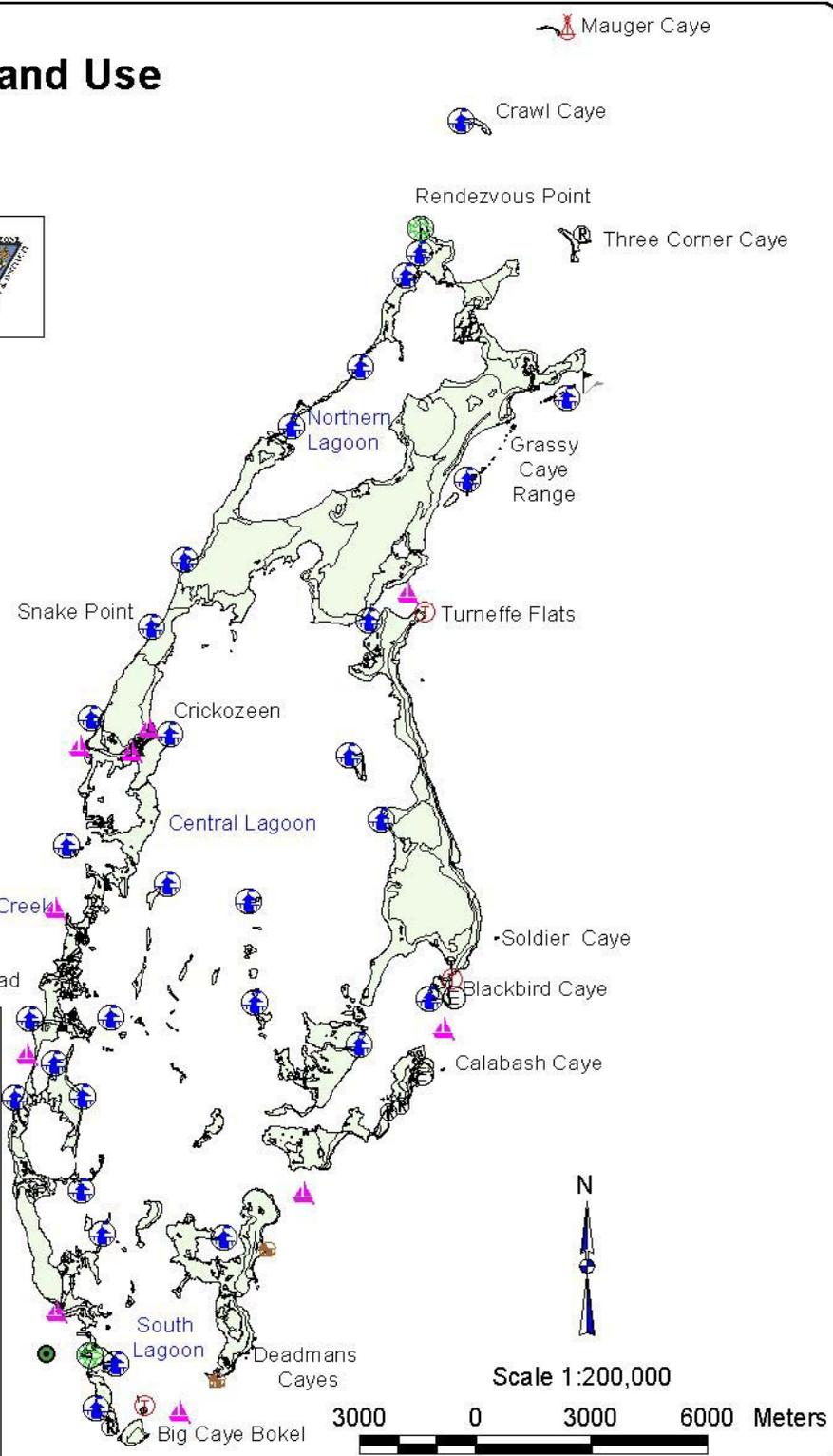


Existing Land Use



Legend

-  Tourism
-  Dive Site
-  Education
-  Lighthouse
-  Fisher Post
-  Fisher Camp
-  Transportation Route
-  Recreation/Tourism
-  Residential/Tourism
-  Fisher Camp/Residential/Tourism



Indicative Development Sites

