



GOVERNMENT OF BERMUDA
MINISTRY OF PUBLIC WORKS
DEPARTMENT OF PUBLIC LANDS & BUILDINGS

ESTATES SECTION

EXPRESSION OF INTEREST FOR RENOVATION OR DEVELOPMENT & USE



SOUTHLANDS NATIONAL PARK, WARWICK, BERMUDA
RENOVATION OF COTTAGES FOR COMPLEMENTARY PURPOSES AND CAFÉ
DEVELOPMENT & USE

ADDENDUM 1
(Additional Particulars)

1. CLOSING DATE FOR SUBMISSION OF INTERESTS / PROPOSALS

Proposals are now to be delivered to the Ministry of Public Works office 3rd Floor, General Post Office (GPO) Building, 56 Church Street, Hamilton **by 3:00pm on Monday 27th February 2023**

2. VIEWINGS

Site visits on **THURSDAYS 10:00AM - 1:00PM & 3:00PM - 5:00PM, ending THURSDAY FEB 16th 2023**. Additional visits or viewings could be arranged if it becomes necessary.



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3. ADDITIONAL TERMS OF SUBMISSION CONSIDERATIONS

3.1 Parking and Vehicular Access Rights & Road Crossing Safety

As part of the scheme for the improvements for the enjoyment of and experience in the National Park, there shall be restrictions to the use of vehicles to the Park. It is being proposed that a principle of “NON-MOTORIZED VEHICULAR ACCESS” will be applicable to part of the Park north of the South Road. Exception will however be made for deliveries and access for logistical purposes, users requiring ADA assistance and for electric powered bicycle and scooters.

A unique attraction for the north part of the Park is envisaged to be the encouragement for on-foot and specially organized aided options like horse riding or bicycle riding, which shall potentially be facilitated along specifically developed tracks across the Park.

It is for this reason that a considerable number of public car parking spaces are being proposed on the part south of the South Road. A highway traffic impact assessment will be conducted as part of the planning application process to ensure adequate provisions can be made for road traffic safety purposes along the South Road. The option of pedestrian crossing traffic lighting system shall be considered.

It is therefore HIGHLY ESSENTIAL that interested parties should take into serious consideration provisions they will make in regard of vehicular access to the respective properties for their purposes and, or customers.

3.2 Listed Status of Main House (81 South Shore Road) & its Potential Use

The Main House is a Grade 2 listed building. All proposed works to it would ensure it is preserved appropriately.

Due to the status and nature of this building, it is envisaged that it has good attributes for it to be considered for use as a Guest House, possibly with a Visitor’s Centre station and a library.

The grass lawn opposite this main building would potentially be well laid out and manicured for an open space event that will complement to use of the building as a Guest House and for the general enjoyment of all other visitors to the Park.



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3.3 Proposed Designs for Café, Equipment Storage, Washroom & other Amenities

Draft site & building plans have been prepared and necessary consultations are being made to enable a final design set to be produced for submission to the Department of Planning for Planning/Development permit approvals. After the application is made, any updates to the shall be provided on the Planning Portal and so interested parties are being encouraged to look out for and follow the planning process on the planning portal, even though attempts would be made for all known interested parties to be contacted and kept updated on the planning process.

Prospective parties shall be required to develop what shall be approved under the planning provisions, subject to minimal variation for the purposes of functionality as shall be approved by the Department of Public Lands & Buildings and the usual permitted development application process.

The draft site and building plans (which is at this stage subject to consultations and necessary variations) could be made available to known interested parties and, or upon request.

For any further enquiries on the development on the south side of the South Road, please contact Kofi Agyakwa-Duodu by emailing: kagyakwa-duodu@gov.bm