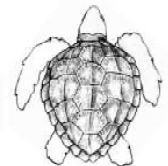


Great Guana Cay, Abaco, Bahamas:
A Case Study featuring the results of unchecked Development and
the challenges surrounding Environmental and Cultural protection

Mr. Troy Albury
President, Save Guana Cay Reef Association

Mr. Fred Smith
Chief Counsel, Save Guana Cay Reef Association

RESPECT THE LOCALS

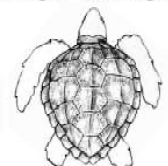


SAVEGUANACAYREEF.COM

Agenda

- Introduction
- Guana Cay
- The Project
- Bakers Bay Before and After
- Other Issues
- Legal and Policy Challenges
- The Way Forward
- Q & A

RESPECT THE LOCALS



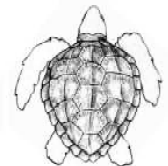
SAVEGUANACAYREEF.COM

Guana Cay, Abaco, Bahamas



- The Bahamas, pop 360,000; less than 100,000 populate the “Family Islands”
- Guana Cay is seven-miles long and a half-mile wide.
- Approx. 150 residents and another 150 non-citizen homeowners
- Occupations include: fishing, eco-tourism, light construction, services
- Barrier reef off Guana and Abaco, thought to be among the largest in the world.
- Home to wetlands, mangroves and sea turtle nesting grounds

RESPECT THE LOCALS



SAYEGUANACAYREEF.COM

Baker's Bay Club: The Project

Developer:

Discovery Land Company

- Gated Community
- 18-hole championship golf course
- 180-slip marina, including Mega Yacht slips
- 300 home sites
- Budget \$500 million
- 600 acres
- 150 acres of Crown Land
- Tax Concessions



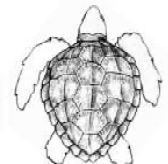
Timeline:

- Mar 2004 – Rumours of the project
- Aug 2004 – Information session
- Nov 2004 – SGCR formed
- Dec 2004 – Website Launched
- Jan 2005 – Fred Smith visits Guana Cay

Timeline cont'd:

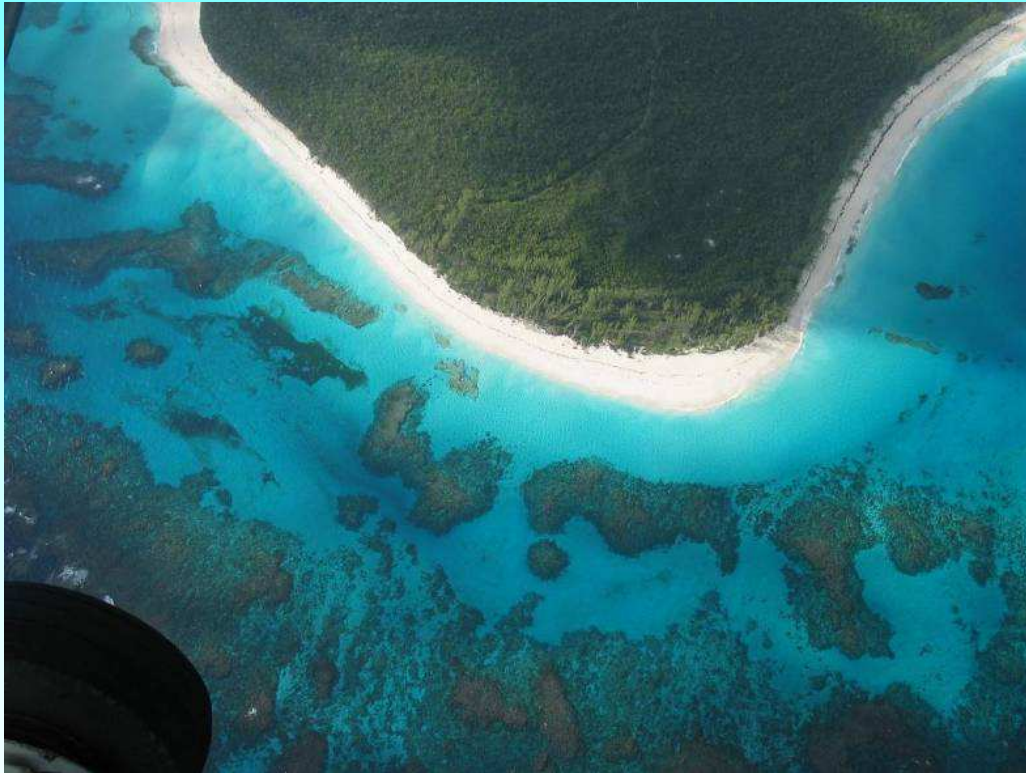
- Feb 2005 – Dr Mike Risk visits Guana
- Mar 2005 – Heads of Agreement signed
- Apr 2005 – Judicial proceedings by SGCR
- May 2005 – Injunction refused, case dismissed
- Nov 2005 – Ct. of Appeal, stopwork undertaking
- June 2005 – Privy Council Injunction

RESPECT THE LOCALS



SAYEGUANACAYREEF.COM

Baker's Bay

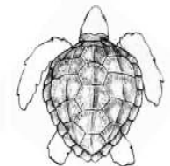


Feb. 2005



- Crabbing grounds, Conch Bed and active Sea Turtle nesting
- Mangrove estuary “Joe’s Creek”
- Healthy coral reefs as close as 50 yards to shore
- Small piece once leased by Disney as cruise ship outpost

RESPECT THE LOCALS



SAYGUANACAYREEF.COM

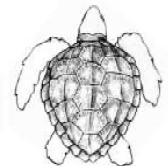
Baker's Bay, before



Feb. 2005

Many boaters would anchor in the bay

RESPECT THE LOCALS



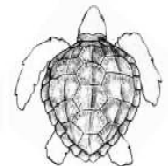
SAYEGUANAGAYREEF.COM

Baker's Bay, before



Feb. 2005

RESPECT THE LOCALS



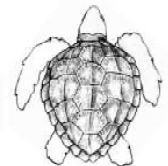
SAYEGUANAGAYREEF.COM

Baker's Bay, before



Feb. 2005

RESPECT THE LOCALS



SAYEGUANAGAYREEF.COM

Baker's Bay, after

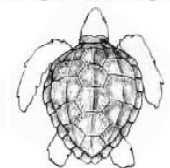


Nov. 2006

Less than two years later...

Once the Discovery Land Company was relieved of their stop work order, they started clearing and scraping with a vengeance in the hopes that it would be fait accompli

RESPECT THE LOCALS



SAYEGUANAGAYREEF.COM

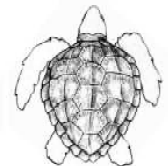
Baker's Bay, after

Nov. 2006



Mangroves bulldozed and burned

RESPECT THE LOCALS



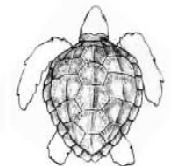
SAYEGUANGAYREEF.COM

Baker's Bay, after



Nov. 2006

RESPECT THE LOCALS



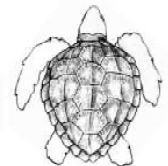
SAYEGUANACAYREEF.COM

Other Issues

- No Job Creation
 - Immigrant workers
 - Local merchants and contractors shut out
- Lack of Respect
- No Consultation
- Developer trying to buy “Goodwill”
- Promises not kept



RESPECT THE LOCALS

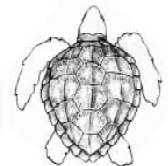


SAYEGUANACAYREEF.COM

Legal and Policy Challenges



RESPECT THE LOCALS



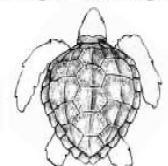
SAYGUANACAYREEF.COM

Legal & Policy Challenges

- Context
- Need for clear Environmental Policy
 - Non-Empowered Agencies (BEST)
- “Anchor Projects”
 - Cutting through Red Tape
 - Laying out the Red Carpet
- The Guana Cay Case
 - Local, National, Global
- The need for Environmental Regulation & Enforcement



RESPECT THE LOCALS



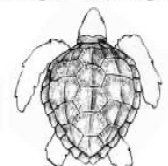
SAYEGUANACAYREEF.COM

Legal & Policy – The Way Forward

- Preserve the Quality of Life for Bahamians for generations to come
- Marketability of the Bahamas as a tourist or eco-tourist destination
- Need to weave foreign investment into the fabric of the community
- Desperate need for a national cultural and environment preservation ethic
- De-Centralization to ensure that local interests and assets are protected
- Developers to be held accountable



RESPECT THE LOCALS



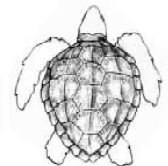
SAYEGUANA-CAY-REEF.COM

Summary



Questions & Answers

RESPECT THE LOCALS



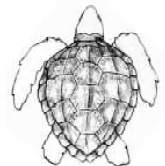
SAYEGUANACAYREEF.COM

Thank you!

Troy Albury: diveguana@yahoo.com

Fred Smith: fsmith@callenders.net

RESPECT THE LOCALS



SAYEGUANAGAYREEF.COM