

A scenic view of a tropical beach. In the foreground, a sandy beach is partially covered by the shadows of large palm trees on the left. A yellow boat with a blue canopy is beached. The ocean is visible on the right, with gentle waves. In the background, a lush, green forested hillside rises under a clear blue sky.

Residential Resort Development
by Royal Palm Estates Ltd

Executive Summary January 2019

The Ridge at Castara, Tobago, West Indies

www.castarabeach.com

Overall Concept

The Ridge at Castara will be developed in phases by the Company under a major international lifestyle brand and managed by a luxury hotel operator.

Site Development

The ability to live naturally by planning for the cooler breezes from sea to ridge during the day, reversing at night, is a central feature. All landscaping will be indigenous and maintained by a permanent team.

Car parking is off site, drop-off only is allowed, and all site movement is by electric buggy to drop-off close to each pavilion area. The site roads are integrated into the planting, often in bamboo tunnels, giving a different atmosphere. Raised walkways above the planting take guests to their own pavilions.

The living 'Pavilions' are made from a series of linking decks, covered and uncovered, most with plunge pools. Each are uniquely grouped to allow for site conditions and slopes.

There are approximately 180 individual pavilions in varying sizes, similar to a hotel. They range in size from a Club Room through Club Suite up to the Pavilions and Grand Pavilions. All the Pavilions on the main ridge site have sea and sunset views. The Beach River Pavilions have the rich atmosphere of the forest and rock pools leading to the beach.



The Ridge at Castara

The distinctive feature of the development will be its closeness and integration into the natural land and rainforest. The site has four areas of differing character ranging from the high forest ridge through mid levels with differing views down to the atmosphere of the river cascades and pools into the land locked beach. The Main Ridge area has a central Club with cascading pools, spa, and dining and bar areas. The Beach River area has a smaller club, pool, cafe and bar areas with docking and offshore decks.



The site is on elevated undeveloped land above Castara Village. The elevated site forms one of the last ridges emerging from the rainforest falling to Castara Bay. It is unique in this respect, combining the best of coast and mountains. The temperature is lower and more comfortable than at sea level with a cool breeze.

A topographical plan with land ownership boundaries of the site follows.

The site has a natural ridge running up the centre, this also falls towards the sea. The land falls away from this central spine, more steeply on the left side as seen from the sea. Views from the site are spectacular, almost unique on the island. Photographs of the site from the sea and outwards are on the following pages.

The existing mature trees will be retained and incorporated into the site and plot planning. Disturbance will be kept to a minimum.

The site from Castara Beach

The Site



Sea views of the site

Site Planning



Aerial site plan



View from the sea



Approach to the Club



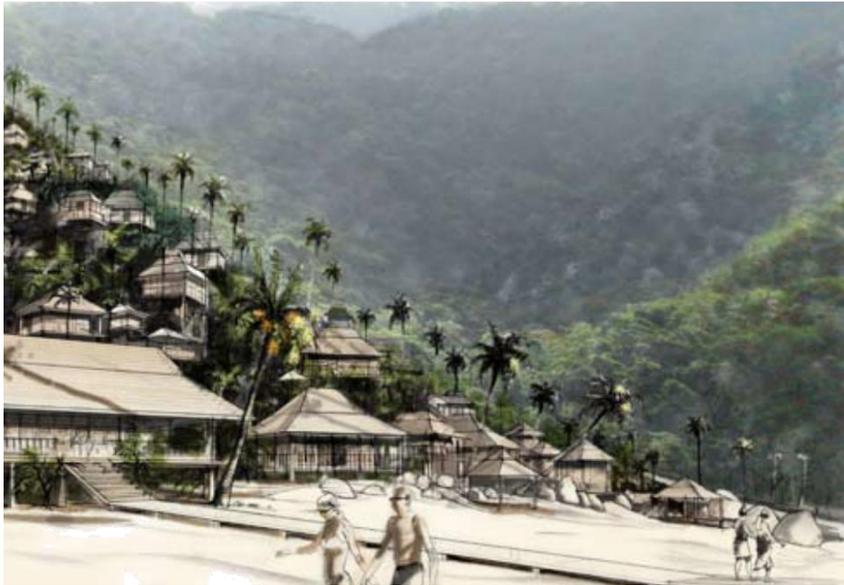
Entrance walkway to the club



View from the Club over the bay



View over Castara Bay from the Ridge Club



The Beach Club



The Beach Club



Pavilions entrance/Buggy shade



Pavilion overview



Plunge pool and deck



Typical Pavilions grouping

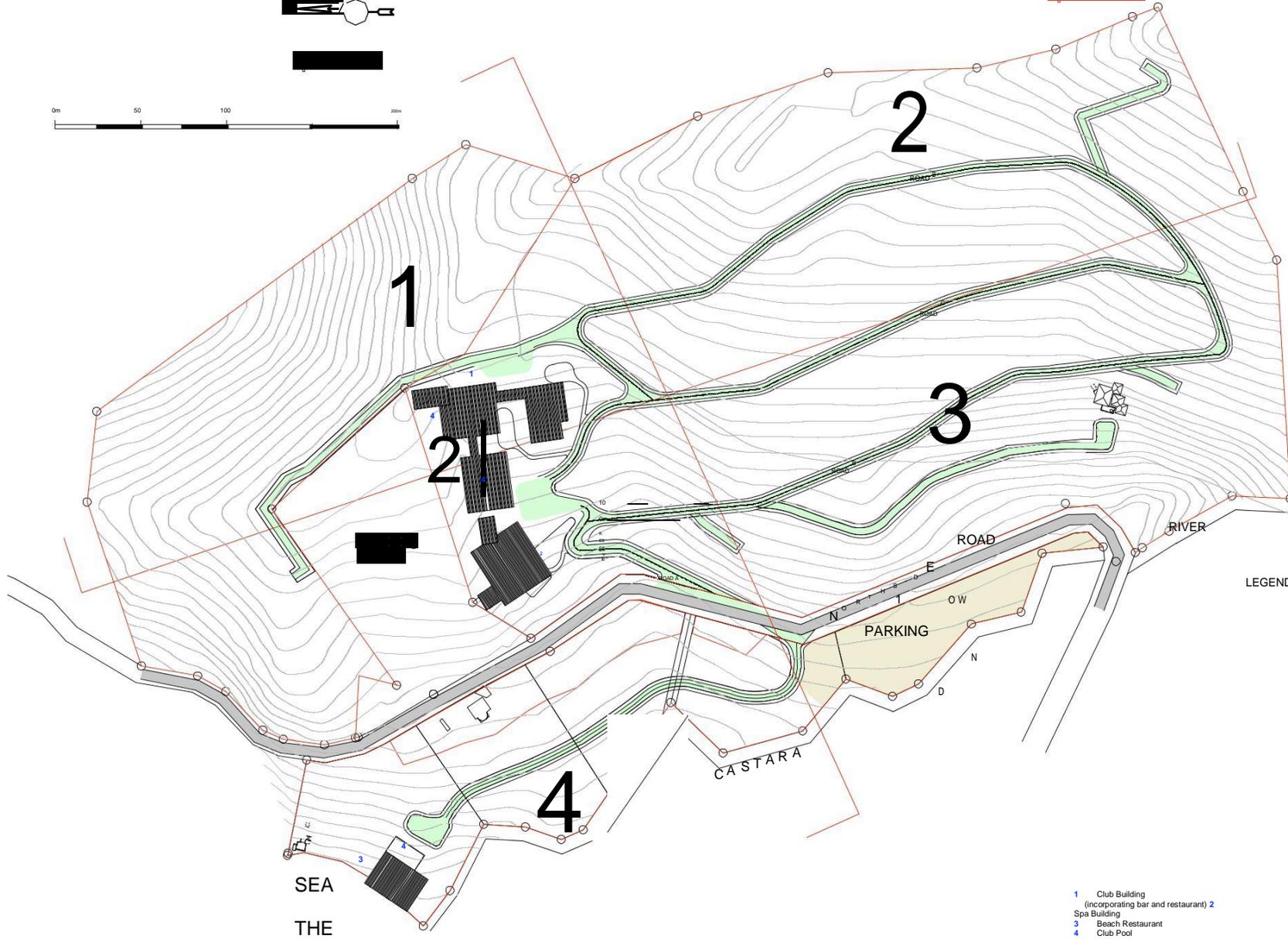
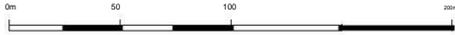
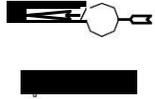


Typical bedroom



Bathing room

BUILDINGS PHASING



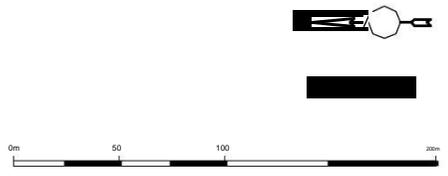
LEGEND

- Main Road
- Buggy Path (grasscrete or similar)
- Verge on edge of main road
- Verge on edge of buggy path
- Footpath
- Parking
- Heavy Vegetation
- Adjoining Owners

- Club Room Pavilion
Total: 151
- Club Suite Pavilion
Total: 20
- Pavilion
Total: 5
- Grand Pavilion
Total: 4

- 1 Club Building (incorporating bar and restaurant)
- 2 Spa Building
- 3 Beach Restaurant
- 4 Club Pool

ROADS/INFRASTRUCTURE STAGES



MAIN RIDGE SITE

BEACH RIVER SITE

SEA
THE

STAGE A

PARKING

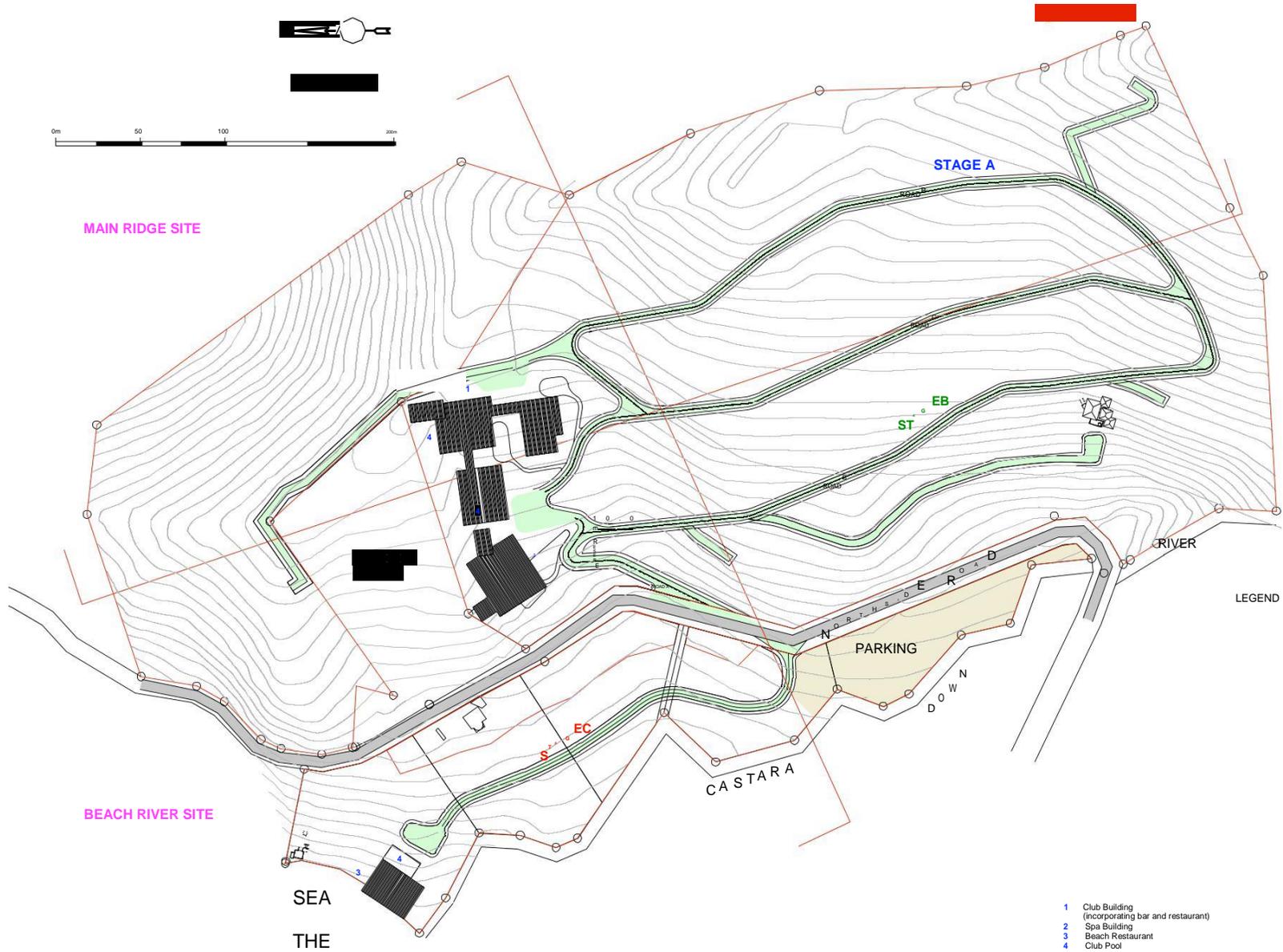
CASTARA

RIVER

LEGEND

- Main Road
- Buggy Path (grasscrete or similar)
- Verge on edge of main road
- Verge on edge of buggy path Footpath
- Parking
- Heavy Vegetation
- Adjoining Owners
- Club Room Pavilion
Total: 151
- Club Suite Pavilion
Total: 20
- Pavilion
Total: 5
- Grand Pavilion
Total: 4

- 1 Club Building (incorporating bar and restaurant)
- 2 Spa Building
- 3 Beach Restaurant
- 4 Club Pool



DEVELOPMENT PLAN

1:1000 at A1



LEGEND

- Main Road
- Buggy Path (grasscrete or similar)
- Verge on edge of main road
- Verge on edge of buggy path
- Footpath
- Parking
- Heavy Vegetation
- Adjoining Owners
- Club Room Podium
Total: 11
- Club Suite Podium
Total: 30
- Podium
Total: 4
- Grand Podium
Total: 4
- Club Building (incorporating bar and restaurant)
- Spa Building
- Beach Restaurant
- Club Pool

Company Details

The Company is registered in Trinidad & Tobago as
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