



Verbatim Report

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# SANDALS ROYAL CARIBBEAN

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Public Presentation on 12 Additional Overwater  
Rooms

Chairman: Gloria Henry (President of Montego Bay Chambers  
of Commerce)

Held on 3rd August 2016 at 6:00 p.m.

at

University of the West Indies Mona, Western  
Campus, Queens Drive, Montego Bay

**Gloria Henry:** Welcome to this Public consultation meeting being hosted by hosted by Sandals Royal Caribbean. My name is Gloria Henry; I am President of the Montego Bay Chamber of Commerce and Industry. Even though we have someone with the name Christ here in our audience, We are going to invite the presence of the lord and we are going to invite Norman Reid to start off with prayer. Norman Reid is a pass Director of Montego Bay Chamber of Commerce and former banker, National Commercial Bank and a man of the cloth in some respect, so Norman over to you.

**Norman Reid:** Thank you Gloria. For convenience, you may remain seated. Let's pray. All good things around us are sent from heaven above and so heavenly father creator of all good and perfect gifts we pray that as Christian stewards that you will allow us to recognize the awesomeness of our responsibility in protecting your creation. We pray that the meeting be conducted in an atmosphere of trust, goodwill and respect, we pray your name. Amen.

**Gloria Henry:** Thanks you Norman. Let me welcome you and thank you for your patience. Some Sandals, after which we will allow you to do what you are here to do, as questions and get your answers. Some of you have been here for the last half an hour. I am going to first introduce the members of the head table, and then I will do a little preamble, and then we would move into the background presentation. I did say that Christ is in the house, so we are going to start with the most important person. Mr. Gerald Christ, he is the General Manager of Sandals Royal Caribbean, then we have a very famous gentleman, because he was at one time one of those persons who worked with me towards a very important cause, and that's Jeremy Jones who is Director of Sandals Resorts International and next me here is Dexter and of course Dexter is going to be making a presentation. He is Dexter Cummings, Environmental Health and Safety Manager. We have other representative from Sandals here and they would introduce themselves as we go along. You want to introduce yourself now?

**Richard Hamilton:** Sure, Richard Hamilton from Projects, sorts of in charge of some of them from time to time

**Nicholas Feanny:** Nicholas Feanny, Project Manager on this particular Project

**Gloria Henry:** These are the two gentlemen who are supposed to be up here with us. They choose to be there with you, they will be answering some of your questions as we go along.

Some six (6) years ago the Chambers of Commerce hosted a meeting for Sandals, where Sandals had sought and get approval from NEPA to erect five (5) overwater cabins at Sandals Kokomo Island. We hosted a meeting of sort like this where the public was given an opportunity for consultation to ask questions. Today, we are very pleased to host this meeting for Sandals. Sandals is making another investment in the tourism market in Jamaica and it couldn't be more. As you all know Sandals a major investor in the tourism industry here in Jamaica. At this time, we are given the need to differentiate our tourism product, so we high network and high marketing should help to differentiate as we are seeing increased competition in this region. Having said that, we're

You can't hear me, I'm sorry.

Crowd: Bring the mike closer

**Gloria Henry:** Are you hearing me now?

Crowd: Yes

**Gloria Henry::** Much better?

Man in crowd: Bring the mike closer.

**Gloria Henry::** I'm sorry

Man in crowd: Like closer

**Gloria Henry::** Okay, everyone hearing me now. Okay. Why does this mic feeling like it's not on? Oh it's on, Yes. Okay. As I was saying, let me start all over again. The Montego Bay Chamber of Commerce hosted a meeting of Sandals in 2010 for the erection of five overwater cabins, at the Kokomo island area, Sandals Royal Caribbean and we are here again to host this meeting Sandals having to gone to market with those five cabins, then to build another twelve, smaller units of course, but we are very pleased to host this meeting cause as I've said it's going to

differentiate the tourism product here in Jamaica. It couldn't be more timely given that we are facing increased competition from our neighbor in the tourism market, Sandals of course being a trade label in this industry and a very important member of the Montego Bay Chamber of Commerce and Industry, so I'm here to facilitate this discussion this evening. We're going to have a presentation from when – let me first apologize for Adam Stewart who I understand is unavoidably absent because of some delays in getting back to Jamaica from overseas and he will be represented by Mr. Jeremy Jones who will make the presentation. So, we're going to have that which be done Mr. Jeremy Jones and then we have a presentation, but before all of that we have to invite from NEPA, Mrs. Aisha Bedasse-Jureidini. So she is going to make statement then afterwards you'll hear from Sandals.

**Aisha Bedasse-Jureidini:** Hi, Good Evening everyone, my apologies for being late. So I'll read the statement from the NEPA. A little background approval was granted to Sandals Royal Caribbean by the NRCA in August 2010 for the construction of 8 overwater suites with connection the Kokomo Island via a 168 meter boardwalk supported by 324 pylons. The application was supported by technical documentation and involves the standard procedure of posting the signs which alert the public that an application has been submitted. No major issues were identified during this process.

It should be noted the NRCA and the NEPA considerations, approval and conditions were guided by the decision of the Attorney General. Note should also be taken that the application was the subject of a public presentation convene on the 27<sup>th</sup> January 2010 at the University of the West Indies, Western Campus, Montego Bay. Same location. Two amendments were subsequently granted to the applicant. The first amendment requested changes to the dates of the licenses and a second amendment requested a reduction in the number of suites from 8 to 5. Approval for the reduction in the number of suites was granted by the NRCA in April 2015. In May 2016 the NEPA received a third request for an amendment. The request was for an increase in the number of suites from 5 to a total of 17.

Two suites types were proposed with connection to the Kokomo Island via boardwalk supported by 168 pylons. The information and documentation submitted was reviewed and the

decision arrived by the board of the NRCA was that a public presentation is required. The decision was based on the fact that the amendment would provide an overall increase in the number of suites and would constitute a material departure from the initial proposal.

The technical supporting documents were posted at NEPA's document center, the St. James Parish Council, the St. James Parish Library and are available for public viewing. It is also on the NEPA website. Notices for the public consultation were also published in the Gleaner and the Jamaica Observer on the 17<sup>th</sup> and 24<sup>th</sup> of July 2016. Participant should note that this public meeting is deemed important and the outcome of the meeting will be submitted to the NRCA to guide its final decision. The Agency representatives are present to support the process and ensure that the public presentation is undertaken as per the guidelines.

Naturally the team's role is not to make comments or answer questions in relation to the development. If there is a need for clarification and what is contained in the statement we will seek to explain. Of note too, is a process with respect the public presentation which is enumerated as follows;

A copy of a verbatim minutes of the presentation is submitted to the Agency by the Applicant within seven days of the public presentation. The public is allowed up to 14 days from the date of the presentation to provide written comments to the Agency. On receipt of comments these would be collated and sent to the applicant for response to be provided. Once responses are received to the Agency satisfaction a submission will be taken to the NRCA for final decision. Please note carefully, that the final decision on the application is the sole responsibility of the NRCA. The Agency view the public presentation and public consultation processes as extremely important in the decision making process. Public presentation provides an additional opportunity for stakeholders to air concerns, comments, opinions, views on development projects. It affords applicant the opportunity to address these concerns, comments, opinions and views. Comments can be sent the Application secretarial branch of the Agency at 10 Caledonia Avenue, Kingston 5 or by electronic means at [applications@nepa.gov.jm](mailto:applications@nepa.gov.jm) . Finally, you are reminded that the technical document is available for access by the public at the following

locations: NEPA documentation center, NEPA's website, St. James Parish Council and the St. James Parish Library.

Thank you

**Gloria Henry:** Aisha Bedasse-Jureidini. Thank you very much. At this time I invite Mr. Jeremy Jones to give a background to the project.

**Jeremy Jones:** Thank you Gloria, Good evening everybody. It's really good to see Gloria; it was quite some time ago we work together on the Reef Marine project with the Negril Coral Reef Preservation Society. We spent some good times appreciating what the environment has to offer, both of us were commenting earlier about the beach erosion in Negril and wondering what we can do to turn back the hands of time. But, it is what it is.

But what I will like to do before we get started is just to read into record from the project brief. "Sandals Royal Caribbean was issued Licence L3165A by the National Environment and Protection Agency (NEPA) on 5<sup>th</sup> May 2015 for the placement, construction and maintenance of:

- One hundred and sixty-eight (168) Pylons
- Five (5) Overwater Suites
- A Boardwalk (Connecting Kokomo Island to the Suites)

This project started in November 2015 and to date all the pylons have been driven and the foundation for the suites and boardwalk has been completed. The construction of the suites and boardwalk are in progress.

Responding to market demand and recognizing the customer relations challenge of constructing any additional suites once this project is completed, SRC has applied to NEPA for the placement, construction and maintenance of the following additional structures:

- One hundred and eight-six (186) Pylons
- Twelve (12) Overwater Rooms (700 ft<sup>2</sup>)

- A 623 feet Boardwalk (Connecting these suites to the boardwalk of the boardwalk of the existing project)

This brief will address the environmental management plan for these additional structures that would be adjoined to the current project”.

I am sure people would be wondering what the rationale is behind doing this; and think it would be fair to share some of the internals of what has taken place.

On March 11 Sandals announce that we were going to be taking reservation on Over Water Suites to the market place, by the time Monday March 14 rolled around, we had already sold twenty (20) weeks of bookings in those river water Suites. We have now created a demand that we now trying to figure out how to supply. If you were to call 1-800-sandals now to make a booking for one of these Suites, the first available booking is not until December 2017 for three night stay.

So it is obvious that we have really caught the imagination of the traveling public, because before anybody who wanted to have an over water experience from our man North American gateways, would be travelling 15 to 18 hours going to French Polynesian islands; “Tahiti, Bora Bora”, to enjoy this type of experience.

We think it is ground breaking or “water breaking” as you may wat to term it, because it has now change the conversation as to what Jamaica’s tourism is going to be like from this day forward. I am sure for the Hoteliers in the room they will appreciate that when you are doing something that is going to have a positive impact on the national image, and been able to draw attention to Jamaica in a positive way, it is going to help out well for the rest of the island and the rest of the tourism product.

We are the first ones doing it and I am sure we may not be the last; Sandals has always been very innovative in what it has done in the past, back in 1991 when the first Sandals got started, we did not invent the swimming pool nor the bar, but we are the innovators who put a bar in the swimming pool and it is those type of innovation that we use to continue to change the conversation about what tourism in Jamaica is going to be all about, and we do like to feel that

Jamaica needs a competitive advantage, we all like to feel that the brand Jamaica has so much more to offer and as Sandals, we feel that any way that we can contribute to achieving that objective it is always going to be beneficial.

There are a lot of questions surrounding; “there is so much land space, why build over the water”, well, the mystique that Jamaica has always enjoyed. The “A” days of the tourism product back in the 60s and 70s when Jamaica’s name was good, and you had the brands of the “Half Moon, Round Hill, Tryhall” and all the rest of it, the all-inclusive genre came into full being, and Jamaica now has a very strong hospitality reputation, but we now need to look and see how we can change the conversation and take it a step further. I would feel that with the demand that’s been created by the existing five (5) suites, I think the additional twelve (12) rooms would just add a bit of a little cherry to the cake where this is concern.

Dexter is going to be able to take you a little bit more through the technicalities that are going to be involved with the environmental management program. I think so far and Nicky will be able to address the issues concerning the current construction taking place, and what is it that is used to mitigate any debris in the water, whether we’re transporting material back and forth to the locations.

We are going to have a very open, frank conversation without prejudice and ensuring that we can comply with all of the needs and answer the questions as pointedly as we can.

**Gloria Henry:** Thank you very much Jeremy we are going to now ask Dexter to do his power point presentation.

**Dexter Cummings:** Good afternoon everyone. My name is Dexter Cummings, Environmental Health & Safety Manager at Sandals Royal Caribbean. Recognizing the importance of this project and the mitigating of any impact it would have, it was decided to assign someone specifically to work with the project team and to communicate with NEPA.

I have a Master degree in Natural Resource Management; specializing in Coastal and Marine development, so it was why I was chosen to fulfill this role.

So what I am going to go through this afternoon, is basically the construction methodology as well as how to mitigate against potential impacts.

So Jeremy did a great job in terms of giving an overview of what is already there, this is an artistic impression of the existing project. It is a;

- 2000sq ft. five (5) over water suite.
- 610 ft. of board walk from connecting Kokomo Island to the suites.
- 168 piles were set already.

So that is the existing project we are presently working on.

Now the focus of this presentation is going to be on the phase the two (2) of it. As was said already, we did have a similar meeting like this when we were doing phase one (1), so the focus is going to be on phase two for this aspect of it.

This slide basically shows the relation where the project is in compare to the Kokomo Island, the Kokomo Island is here and the project is going to be in this vicinity. So as you see it's a very small area within the large landscaping out there.

The next slide is going to show you an overview plan of it. If you notice this is the first of the five and the board walk, as we mention connecting the Kokomo Island coming up to here, so the new project is going to start from this here and come along this beautiful heart shape, and these are going to be the suites that we are building.

We did an analysis of the sea floor of this new project area phase two (2) so to speak. The area currently consists of:

- Patches of seagrass beds with sand
- Two (2) main species of seagrass were observed. The Manatee and the turtle grass
- There was no coral found within that site
- And there was just a sparse fish in in there, in that site

Phase two of the project; this is a rendition of it, consisting of 168 Piles, 623ft. of Boardwalk and 12 Rooms . As we said earlier the first set of units is (2000sq ft.), these are much smaller (700sq ft.), basically consisting of bedroom, terrace and bath room. The first ones with would a living room that would be the basic difference so to speak. This is a close-up showing all the piles and locations. What I am going to explain now is the construction methodology, how we are going to get the piles in the ground, build the boardwalk and then build the structure on it. So the next few slides is just to give you an idea of how we do it:

Those photos are showing some 40ft “H” Piles and showing some 2 ft. diameter PVC pipes. So, the starting of this project is basically to getting those Piles driven into the floor of the sea, and ones we put those Piles in the sea how are we going to protect it; that is where the PVC Pipes comes in. So we will show you where we put the PVC Pipe over it and pour the concrete over it to protect it.

The process we are going to use to drive the Piles, we are going to use a 3.5 Tons hydraulic Vibrating Hammer to drive the pile and there is a brief glimpse of it there.

How we do it, once we put the Piles into the Piling gate, “we have to build a piling gate because we have to ensure that all the Piles are lined up and plumb”, we put the Piles in there, there is huge crane onsite that the hammer is going to be on and the weight of the hammer and the hydraulic action of it basically is going to vibrate into there. Most of us are accustomed to the Piles been driven by a large hammer and make a lot of noise and take a while, this here goes into the ground very quick. Actually, there is no segmentation at the bottom of the sea using this method and when we talk about the noise, there is no noise really to affect anyone with this method. So it’s a great method.

Once the Piles is into the sea floor, we need to protect it because we dealing with sea water, so we have the 2ft. diameter PVC pipe and we put it about 18inches below the surface of the sea and the we pour concrete in there so that the corrosion wouldn’t be able to weaken the structure of it. And that is how we are going to use our crane and barge

In terms of pouring concrete what we do, we have a Landing Craft there that goes across to the main land; we have ready mixed concrete that is poured into a shoot into the Landing Craft and in doing so, “no spillage can happen into the sea and you are going to see why when I show you”, and then that is taken to the site, once it’s on the site it is carefully lifted by crane, placed over the two feet (2ft.) diameter PVE sleeve and poured into that.

This is the Landing Craft, if you notice it is huge inside and we have four (4) of these containers there “(1234)” that we pour the concrete into it. And if you notice this container here it has a 10-inch diameter spout. So when it goes over and it goes on the crane and we remove the bottom there, it goes directly into the 2ft sleeve. So there is not much chance for any concrete to actually coming in the sea with that method. And the process said, we use a crane that is on a barge there to assist in all of that work.

So as a part of the mitigation process to ensure that our concrete does not get to the floor of the sea, we are pretty much up to date with that and all of our inspection from NEPA because they come on site at least once a week can verify that. Both NEPA and the Parish Council actually do visit our site to do inspection on these matters.

With the Pile in place, building the structure, we use Greenheart for the decking for the board walk “and those of you who know green heart, it is the most marine resistant wood, resistant to rot, and going to last many, many years, well resistance to worn. So the good thing about when such construction material that we choose for this project, we chose material that we don’t need to be going after five years to be repair and things like that. Less maintenance with these materials that we choose, and Greenheart is the best in the world when it comes to the marine environment. Very resistance to decay, very resistance to termit and things like that.

The walls of the super structure, we are using a material called Resysta and it is very environmentally friendly. Made from 60% rice husk, 22% Common salt and 18% Mineral Oil and you will be surprise about the strength of this material. We don’t need to think of no weathering, it is resistance to salt, no cracking, so flaking

➤ Weather and water resistance

- Salt and chlorine-water resistance
- No cracking, swelling, flaking
- No pest infestation or fungal decay

We don't need to worry about things flaking off or we need to repaint or we need to do these things here it's a pretty good material out there. Again we choose this material so that maintenance wise we don't need to do it. Cost us a little more money but, at the end of the day, we are looking at how best we can preserve the environment with this.

So once we put the marine Ply around and we put our insulated material and stuff this is going to make up the exterior of our buildings.

Again with the roof, something similar, we using a material once we put the marine ply on the roof, the marine ply you are going to see is called Viro Thatch, maintenance free again:

- Maintenance Free
- Resists termites
- 100% waterproof
- 100% recyclable
- Built-in fire retardant

This is the type of material we invest in, so again we have little maintenance with it.

Next I am going to show you briefly the utility because guess what, we at Kokomo Island have been operating for over a decade we have utilities over there, for instance potable water, sewage that but with there know we putting persons on the water, so we need to take utilities to these rooms how do we do it?

This is a cross section of the boardwalk going across and as you notice, all the pipes are on the boardwalk within the beams, so it's very difficult to see anything coming bouncing into them, protected from the waves protected from the elements so there is little chance of interference with it. So for instants this is our sewage line we have:

- Hot & cold water

- Electrical cables
- Communication cables
- Telephones
- Video cables

We need to take these things over there, so this is all our utilities coming from the island to the site. So this give you a brief overview of the methodology that we using to construct this project as well as some of the material we are using.

Now I am going into the potential environmental impacts and how we are going to mitigate against them, I did touch on a few earlier.

Noise:

Construction sites do have some noise as we know; we are in the hotel business we always construct in some way and from time to time there is noise. But one of the great things of this project, there is a Crane that can cause noise. One of the great things. There is pile driving. Those of us who are familiar with pile driving know about the constant knocking about it. And as I said we have been in this business a while, we know about complaint about noise. But our experience to date, we have not got one complaint from our guest staying at the hotel or anywhere near this project. As I said earlier the hydraulic crane and the carpentry work you don't hear a thing even when you are on the island much less when you are on the main land. So that has never been the experience. In our mitigation plan as usual if there is noise, we would of course stop the work for the duration of the time and things like that. We have never had that in the 168 Piles we put in and we do not anticipate it going forward either.

Water quality very important. In phase one of the project; "and I just want to make a brief record to say that's not the focus, but it is important we learnt from that to know how we can do better here. For this part of the project we add silt screen around it because we had to do some amount of dredging the water was a bit shallower, so in this part of the project we add a turbidity barrier so that any suspended solid or the cloudiness in the water it wouldn't get out to affect the area out of the project.

In this phase of the project based on the methodology we are using, based on the depth of the water there wouldn't be any sedimentation. We don't want to use any chemical at all within the project site so that we can increase our phosphate or any such thing, but I'm sure that NEPA made a request that we do some water quality which we have been doing on the first part of the project. So we do not anticipate any changes around the quality base of what we are doing.

#### Construction Debris:

The next thing could happen, we are doing construction there are debris that can get into the sea whether it is floaters where it can float and go off site or where it sinks in the sea. We have had cases as I said in the first part of the project where heavy wind and stuff like that where things would have escaped. This is a barrier. This was found on one of our neighbor's beach, I think said it was a little more material, but that was what was found. But what we have done going forward in this, how can we reduce this. I am going to first talk about what we currently do and what we are going to continue to do. We have bins on the project, because as the project develops construction workers there and the material we have bins on the sea there that will protect us. But also we imply obstacle barriers, and what obstacle barriers are going to do, is to ensure that anything that is caught floating within is going to stay within that obstacle barrier, so we don't anticipate this occurring so easily again. As well as for instance I know that the contractor has persons dedicated to once something falls into the sea to get it out as quickly as possible. Due to that fact that we are in deeper water, the water is probably around eight feet. We also have people to do things that if anything falls in the sea accidentally that's lying on the sea floor we are going to have people to dive and pick it up. Guess what, we run a hotel and we know our guest is going down there to snorkel or whatever; it is our interest not to have anything on the sea floor. Even during the construction we are going to ensure constantly this is happening very important.

So that is on the site, so guess what we transport things too because the material for those of you know Montego Bay, this is the road coming from the back of the airport, this is the main road here and then this is probably used to be the main road at some point, We have a site here

a prep site basically that all our material go to and then the material are transported from there up this channel across here to the project. I showed you the barge earlier, so there is a big barge and a big boat that do most of the transportation. The barge do things like the "H" Piles and the large pipes and things like that. So there is little way of material getting into the sea from transporting so to speak.

#### Sea Floor:

At the end of the day we put in some piles, what is the impact of it basically. First thing we need to note in this area there is no dredging. We are not touching any of the sea grass that is in that area there, the only thing we are doing, are placing some Piles on it the 168 piles that will be there. But guess what, the total square feet of that area is a hundred and 16 thousand square feet (116,000sq ft.). The total pile that can occupy the floor of the sea is five hundred and eighty four square feet (584sq ft.) less than half of one percent. So if you look at the green area, the little black is showing one percent (1%) is actually as said less than five – one percent (5%-1%) is what we are going to be losing to the sea floor. As I said, it is a mixture of sandy grass and sea grass. So the impact on the floor of the sea to this project is so minimal considering the returns from such a project.

#### Oil Spill:

One of the things we need to do on a project like this s oil spill very important. As I said we did not use any chemical as part of the construction but off course we have the crane out there, the crane needs to be refuel and things like that. How do we ensure that we contain the oil spill?

As part of our license with NEPA the fuel s store in here and it is built by a bunk, so any leakage gets in here it is contain within that bunk, so it cannot go into the sea with that. Also on the deck of the craft there is spill kit if sawdust and thing so that in case of any little thing throwing again we can contain it. And again I said we add the obstacle barrier so as we know oil float so if anything come again we can do that but we are not reaching there, with the bunk with the spill

kit we are doing a fairly effective job of ensuring we mitigating against the potential of spills. This now concludes the mitigation and the potential impact during construction.

But guess what; at the end of the day we construct this project we need to operate it and I know that there will still be come concern, so what do we do.

Potential Impact during Operation:

Sandals have a wonderful environmental management system, since 2003 actually, from 1998 Sandal Negril be the first Sandals hotel been Green Globe certified at that time, while Royal Caribbean started in 2003. This year we have just done our recertification and were a going to be the highest level the platinum level after our checks. So they come every year to analyses our environmental practices in property. So we are going to be transferring the practices we have in environmental performance to the operation. So when it comes to waste whether it is solid waste whether it is sewage, whether it come to energy efficiency water safe infeatures all of this would be part and extension of our current stringent environmental system. So a go through just a few things with you.

The biggest concern is sewage right what if sewage get into the sea, how we mitigate against it? The first thing, every unit all of the twelve (12) units and the five (5) previous units would have an encased tank on each unit. And when saw encased it's an encased impenetrable tank, that there is no way that tank could be block in the sense that because it doesn't have any connections outside for it to leak into the sea. If there is any blockage along the way it needs to come into the room, out in the room, and you know that you cannot use the room once there is a blockage. So the point is there is no way that there is a blockage and we have guest I the room. Once that occur we cannot use the room. All of them are independently connected so to speak. That way we can contain everything there in that room and ensure we look it after.

Each one of these thanks will have two grinder pumps, one that is in use and a backup, so it's going to macerate anything that is in there before it pumps it out. So it's two grinder pumps that is going to macerate it and what is the importance of the grinder pump. The importance to the grinder pump is to ensure that what goes out there is no solid, it reduce the possibility of

blockage along that line. And these grinder pumps are going to be working on float switches taken to our Lift station on the island. We currently I said we have a restaurant there we currently have a Lift station there; we currently have toilet facility on the island that goes back to the main land.

But guess, we are also increasing the capacity considering these suits, so we are running an additional sewage line and water line we are running. These are continues lines there are no connections from the main land right over; there is no connection under the sea so that minimize the chances of anything that those lines because of connection run slack on anything like that. So once we get it to the Lift station, then we are going to pump it to the main land it goes to the Rose Hall station where we send our sewage. And the good thing about Sandals being environmental again, we buy back the treated effluence and use it to water our gardens.

These systems are really configure for 10years we had never had an issue with what we have and now we are even strengthening what we have there with a backup, so just in case there is some unanticipated problem we can always switch back to that one.

Waste management:

Again, we have rooms in there so things are going to accumulate in there guest rooms:

- Cans
- Bottles
- Paper

What do we do just like in our rooms, every room at Sandals at least twice a day a house keeper enter it, at least twice a day. These rooms we are build are going to be 24 hour butler service, 24 hour butler service, 24 hours maintenance. These room people are going to be in this room twice a day so any garbage that is generated on the island we are going to take it back to the mainland basically. The 24 hour service that is provided means that there is not just a boardwalk we are depending on there's a boat that would be attached to the island. Currently we have boats that take our guest to the island, we will have separate boats and this is for the

environment again. We have separate battery operated boats, reducing our impact in terms of fuel that's going to be on that island. Two captains will be on duty at nights.

So once we head back we place in our compactor or the recycle or we dispose appropriately to our recycling partners.

Chemicals:

Again we need to clean rooms, so again we need to say how we do it. We are going to put this into our environmental management system. Currently all the chemical that we use rooms, actually 94% of the chemicals we use are biodegradable, environmentally friendly chemical that we use. All of our chemical are properly stored and again we have a dispensing system. At Sandals the Room Attendants don't mix chemical, it goes through a dispensing system provided by Ecolab, world renown. So they go and press something and it is mixed for them. The important things are that any chemical used over there would be appropriately used and dispose, nothing should end up in the sea, because all of our staff needs to go through training and retraining on a constant basis to ensure that we keep our best practices.

Hurricane:

Very important right we just had a storm, this is a big investment and we want some returns; right Mr. Jones?

**Jeremy Jones:** "Yes sir"

**Dexter Cummings:** The good news is that we have constructed it with this in mind for a one in 10 year storm event; storm surge is our biggest treat, so one of the things we build the structure high enough as against the average wave that we estimate between 4 - 4.5ft., these structures are about 7 – 7.5ft above the main water level so above any ten year storm surge because that is one of the main treats.

One of the important things with that as well too is to ensure that enough light is there for the sea grass how high they are during the day there is enough light to ensure that it doesn't affect our sea grass we do not expect that at all. Again the structure is very solid against wind damage

and every year we do incorporate and update our hurricane plan to be effect in what we need to do to protect our guest and our infrastructure. With the storm that coming here they guys did such a great job even in construction, everything was locked down so that even within, nothing can go in the water. Trust me when we have or guest out there it would be even more.

And finally fire.

Fire Plan:

The fire department visit the fire unit in April, and we are working with them and these are some of the things we making sure we put out there to make sure that out there is protected. So there will be a central fire panel and then we will have a sea water fire pump as well in the event of fire if it happens to come into or system.

So ladies and gentlemen, what I have tried to do is to give you a brief synopsis of our construction methodology and some of the impacts we anticipated and how we propose to mitigate against them.

I will turn you back over to the chairwoman so that we can entertain your questions or comments. Thank you so much

**Gloria Henry:** thank you very much, so you have herd from Mr. Dexter Cummings. Thank you very much Dexter.

Let me just welcome Minister Horace Change from the Ministry of Economic Growth and Job Creation. SO you have heard the presentations the team at Sandals and my job here as moderator is to facilitate your questions, you are have heard the presentations, now this is what we are here for to invite the public to ask your questions and hear answers from the team. Let me just re-introduce the team for those that have just joined us. On the platform here, you have just heard from Dexter, Dexter Cummings who is the Environmental Health and Safety Director, and Jeremy Jones spoke earlier and he is Director of SRI, hotel manager Mr. Christ and in the audience is Richard Hamilton and Nicholas Feeany who would answer your questions.

We will provide one of the microphone. Alright there is a microphone in the audience and the floor is now open for questions.

No questions?

**Bryan Langsford:** I don't have a question, but it seems very well put together. Obviously a lot of thoughts have gone into if it could happen it would be taken care of before. So I am very impress with the project.

**Gloria Henry:** Thank You

Can we ask you to state your name and organization before you pose your question.

**Camillo Trench:** I am Camillo Trench from the UWI Marine Lab. Based on your presentation you have answered most of my questions. My main question is even though the structures are high and there is minimal loss in seagrass, what steps would be taken in the future to track any potential seagrass loss and are you putting any features underneath these overwater structures to enhance fish habitat.

**Richard Hamilton:** Thank you, Richard Hamilton here. I think the question on the phase 2 rooms is there is anticipated to be zero, minimal impact to the current sea grass and we are going to rely on the shading structure to encourage any ambient fish live in the region to come to the area. We do have on phase 1 project a separate level of details in term of dredging and remediation elements we are undertaking there and there we actually we will be actually creating habitat for fish, details that are being finalized and we are meeting with NEPA in the near future to put the closing arguments to that one. But in term of phase 2, the additional 12 units we anticipate that there will be pretty much the construction the piles and the natural habitat will remain. In terms of the monitoring process what we have been doing is during construction is we put a drone up every 2 weeks and actually monitoring to see what changes are been made. Thank You

**Gloria Henry:** Thank You Richard. Any other questions?

**Sophie Roumel:** Sophie Roumel, Negril Chambers of Commerce. A few questions I will like to ask. First of all we are setting here basically a precedent and I am very concern because the government hasn't issue a policy on these overwater rooms there is no policy to state exactly what process has to go through, what the policy on all the different areas that this can impact and coming from Negril I am extremely concern that, you know, in 10 years time I am going to look out my beach and I will see rooms in the water, so I think, I am asking that the government put together a policy to decide which areas these rooms can be placed on and which areas that is is viable, because you will get developers purchasing the land and saying, hey, Sandals did it, so why can't we do it? So, I think before we go much further in these developments, I mean Sandals has already started, but I think into the future, we need a policy to know exactly where we stand on where overwater rooms are.

The other thing that I have a little confusion about is these extra 12 rooms, were approved by NRCA on the 10<sup>th</sup> June, so I find it kind of confusing, that the public consultation I believe should have taken place before the final approval, so I am a little concern why the consultation was not taken place before it was actually approved by NRCA. So I would like to get some feedback on that please.

**Gloria Henry:** Ok. Thank you. We are going to ask NEPA to respond to your questions

**Aisha Bedasse-Jureidini:** The application was considered by the Authority at the 10<sup>th</sup> June 2016 meeting and it was a consideration for approval subject to this public presentation, so this is actually one of the contingencies that is required for the overall approval. As mentioned in the opening statement, the outcome of this public presentation will be taken into account in terms of the final decision of the project.

**Gloria Henry:** Can you also speak, are you able to speak about the policy?

**Aisha Bedasse-Jureidini:** No

**Gloria Henry:** Alright. Thank You. Well these proceedings are being recorded and that will be entered. Any other questions? Sorry, she has one more question.

**Sophie Roumel:** Yes, it says here in the License that was granted to include conditions that is required the re-planting of seagrass at another location, should the initial replanting exercise be unsuccessful, now according to your report that you give earlier on, you said that there wasn't going to be any damage to the seagrass and that there will be no re-planting, so could you explain this for me please?

**Dexter Cummings:** As we said, there are 2 phases of the project, the first phase is the phase that speaks to the seagrass. The second phase of the project, we have no dredging, as I said, less than 0.5 of 1% would impact the seafloor. But, the first phase of the project and this consultation wasn't related to that.

**Sophie Roumel:** But, can I ask. Have you been replanting seagrass in the first place is that correct?

**Dexter Cummings:** Yes, the first phase of the seagrass we need to replant and we can have that conversation outside of this. Because, as I said, the focus is on the second phase but certainly we can let you know what is going on in the first phase

**Sophie Roumel:** I think is important that everybody understands that you have been replanting seagrass, so I really like to hear, how well as it being working, has it been successful and that is of interest I think to the public at large.

**Richard Hamilton:** Can I just ask what you referring to in terms of the document you are reading?

**Sophie Roumel:** This is the NRCA board meeting held on 10 June 2016. Application number 4, it was agreed the following stipulated conditions, one of which is the public consultation that is taking place and the other one is the seagrass replanting.

**Richard Hamilton:** Sure, ok. Well that clearly associated with the second phase, I haven't seen what you are talking about and we haven't been issue anything by NEPA. But what we can say is that everything as related to the first phase is about seagrass remediation as I mentioned earlier to the earlier question on phase one we are actually planning three elements of

remediation on the seagrass. Part is, relocation which is yet to occur, part is going to be mangrove replanting , we have actually chosen a site at the back of Bouge in conjunction with NEPA and the Discover Bay Marine Lab and the final element is coral replanting but in and around phase one as well as the communal area in the Marine Park. Now all of those are subject to final discussions and scope, we are talking about 3 to 5 years monitoring and measuring. This is something that we take very seriously internally. I don't think as developer there can be a better example how we and I can blow our trumpet, how we as a developer actually approach all of our projects, duty of care to the community and I can only say that whatever the results that are finally negotiated with NEPA will obviously be common place, would be monitored and would be in the public domain.

**Sophie Roumel:** One last question, do you intend to build these in Negril too?

Richard Hamilton: That's a loaded question. I'll like to build a jetty first and I don't think I can get a jetty, so I think overwater rooms are really, really pushing it in Negril, so very unlikely.

**Sophie Roumel:** I am glad to have that response. Thank you.

**Gloria Henry:** Question, over here

**Nathan Robb:** Hi. I am Nathan Robb. Question to NEPA through you Madame Chair. Was there a moratorium on overwater suites actually published by NEPA either late last year or earlier this year, first question. When was it removed? And what were the considerations that led to its removal?

**Aisha Bedasse-Jureidini:** I don't think moratorium is the right word. There were two developments that were considered with overwater structures, Golden High and Kokomo, those were the two developments until the overwater policy has been finalize. They have not been finalize as far as I am aware.

**Nathan Robb:** Is the moratorium still on?

**Aisha Bedasse-Jureidini:** As far as I know, yes. But they were two that were being considered at the time, that being Golden High and Kokomo.

**Nathan Robb:** So, if there is a moratorium being on this is academic then. Sorry, we can't hear you.

**Gloria Henry:** Sir, what is your follow-up question?

**Nathan Robb:** She said that the moratorium on overwater suites are still on, so I am saying if that the case this is rather academic.

**Aisha Bedasse-Jureidini:** I don't want to say it is academic. We have to consider it in the context that it is an amendment in terms of what was originally proposed and therefore that is why this is being held today. In terms of that moratorium, there were two that were being considered in terms of going through the process, Golden High and Kokomo. As I said. I can do additional checks as to whether the policy has been finalized, or whether or not the moratorium has been lifted

**Nathan Robb:** You will have to do that?

**Aisha Bedasse-Jureidini:** I will have to do the checks. You can send in a written request

**Nathan Robb:** It is a public enquiry, you are representing NEPA, so you ought to have the facts.

**Aisha Bedasse-Jureidini:** I will have to check.

**Nathan Robb:** Because if there is a moratorium, then this is academic. You are NEPA

**Aisha Bedasse-Jureidini:** We have to do the checks Sir.

**Gloria Henry:** Thank You. That question is still somewhat unanswered. Is there any other question? You have a follow-up question?

**Sophie Roumel:** Yes. Has in the case of hurricane and partial damage and I hope it doesn't happen, but Sandals might decide not to repair it, will a bond be requested in case the government will have the funding to remove the piles and whatever debris is out there just in case there were a terrible storm and they decide not to rebuild. I think that is something that

needs to be looked at and one of the things that should be put in the policy if it has not been already looked at.

**Gloria Henry:** Well, that is a statement.

**Sophie Roumel:** Yes, it is a statement and a question

**Gloria Henry:** Sandals can respond to say that there has been a bond or not, Richard, you will answer?

**Richard Hamilton:** Sure. Thank You. As far as I am aware there is no requirement for a bond. I think it is an interested question and may be considered by the authorities as they move forward. In terms of Sandals and how approach. Again, I don't think anybody can question our sense of community and obviously a good business model and it would make good business sense for us to actually rectify, remediate, collect any damage from where ever it is and reconstruct as quickly as possible. We do have full business interruption insurance, we do have full property insurance, the units are covered both during construction and occupation. There is really nothing that limits us as a developer from putting everything back together again.

**Sophie Roumel:** Yes, but Sandals are not the only one that are going to build these overwater suites and that's why we need a proper policy on the future, because, yea I am sure Sandals will, but what about if it is a foreign company and they decide that the lost is too great, and they just want to pull out. I think there needs to be whatever policy, there need to be a bond in there to protect us, so we don't end up skeleton out there in the water and without the funding to remove them.

**Richard Hamilton:** I can't really speak to that. The only example that I can take is that when back in 2008/2007 when we first started investigating this we looked at all of these Polynesian islands, we looked at their policies in term of providing any information to government. The requirement for a bond, and from memory Maldives at the time had 91 hotels that rely solely on overwater rooms and granted that they don't have the same storm conditions, but in terms of any condition like that that wasn't one of the things.

**Gloria Henry:** Thank you very much. Important point that noted. Any more questions, comments, concerns? Going once, Going twice. Alright, there are no more questions. Mr..... you have a question

**Marine Park Official:** I want to know the timeline for the seagrass replanting for the first phase. Was there a timeline written in the contract?

**Richard Hamilton:** There was no timeline, but our goal is to achieve this before the rooms open. We are well advance in those conversations

**Dexter Cummings:** And just to add, once we replant those seagrass there will be a 5 years monitoring. The same thing we are going with the Mangroves in conjunction with UWI. It's not just about re-planting, it also about 5 years monitoring, where we need to have 12 reports to NEPA on the progress of these plants

**Gloria Henry:** What is timeline from NEPA to respond to Mr. Robb's questions?

**Aisha Bedasse-Jureidini:** He needs to supply a written request

**Nathan Robb:** Why do I have to write you?

**Aisha Bedasse-Jureidini:** Because it is a part of the process that we have explained in the initial stages of the meeting, in terms of any comments and so on have to be submitted to the Agency itself, so we can response.

**Gloria Henry:** We will send the comments to you NEPA and you can respond accordingly. Anymore more question:

**Audience:** One Last question. Suppose Sandals decide to sell these overwater rooms is the rights and obligation from NEPA transferable to the new owners?

**Gloria Henry:** NEPA will have to answer that. I guest Sandals can answer as well

**Annette Henry:** That is a matter of legislation and base on the Beaches regulations it stipulates that the Beach License is not transferable. That is in law. And just to add that, the new person would have to apply and go through the process

**Gloria Henry:** Thank You. The lady from NEPA. Are you from NEPA mom, that responded to the question? What's your name>

**Annette Henry:** Sure, my apologies. Can you hear me? My name is Annette Henry and I am the manager of the Legal Services Branch.

**Gloria Henry:** Thank you very much

**Annette Henry:** you are welcome

**Gloria Henry:** Alright, any other questions? Okay. If there are no other questions, concerns and comments, I would take you for taking part in this public consultation and I am going to ask Richard Hamilton to say a brief thank you to our audience.

**Richard Hamilton:** Madame Chairlady you are very kind. Thank you.

Thank you everybody for your interest and your attendance, as the chair said earlier, we have had overwhelming interest in terms of the international market and from the local market as well is going to be very keen come and see. So we will keep you abreast. There are some food and refreshments in the corner, please feel free. If anyone else have any questions, myself and my team will be here for a little bit, if you anyone want to ask in a less formal situation, or hear some grievances, we are here. Thank you Again and thanks to the panel and thanks to Mr. Cummings for his presentation. Good evening.

**Gloria Henry:** I also want to recognize and thank the UWI, Western Jamaica Campus and I see the Director Patrick Prendergast as just joined us or was he here before. I am not sure. I also want to recognize and acknowledge Mark Titus from the Gleaner and thus of you who have joined in from Negril and wherever else you come from, thank you very much for coming. Have a great evening. Thank You.