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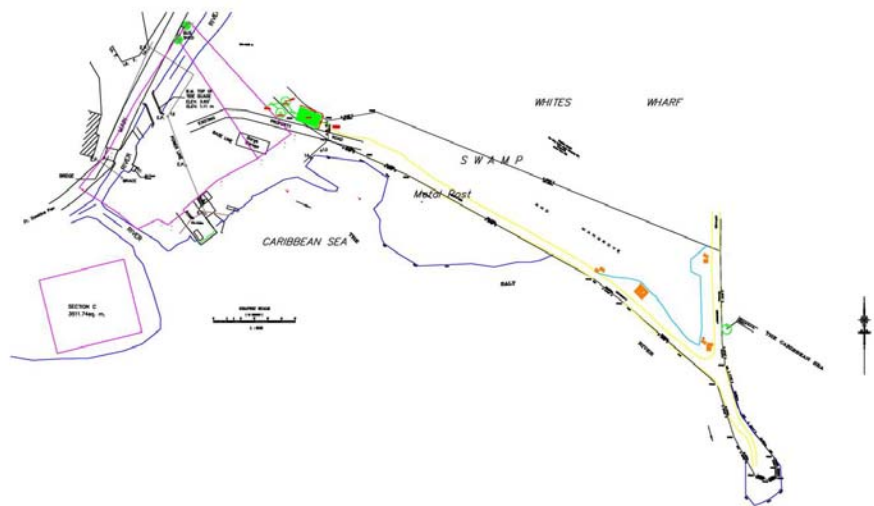
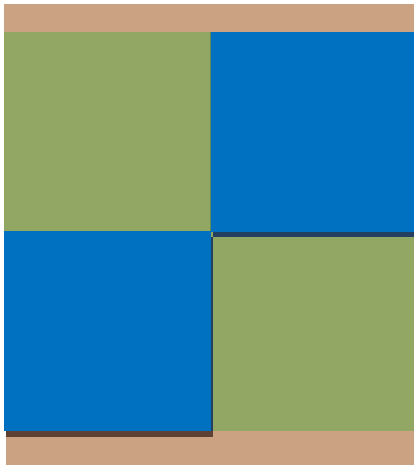
Yosamini Holdings Limited

PUBLIC MEETING

REPORT

HERITAGE BAY HOTEL & MARINE RESORT DEVELOPMENT

[Submitted to National Environment & Planning Agency, NEPA]



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Public Meeting Report
on the
Environmental Impact Assessment
for
The Proposed Heritage Bay Hotel & Marine Resort Development
at the
Salt River Gospel Assembly, Salt River, Clarendon
Wednesday, May 28, 2008

Submitted to:
National Environment & Planning Agency, NEPA

June 12, 2008

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EXECUTIVE SUMMARY

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INTRODUCTION

The National Environment & Planning Agency (NEPA) mandated that a public meeting be held in respect of the Environmental Impact Assessment (EIA) conducted for the proposed Heritage Bay Hotel & Marine Resort Development. Using NEPA'S guidelines for public meetings, the meeting was convened at the Salt River Gospel Assembly, Salt River, Clarendon on Wednesday, May 28, 2008 after public advertisements in the Daily Gleaner, a minimum of 21 days prior to the meeting. Copies of the EIA report were placed in the following locations prior to the meeting: Salt River Postal Agency, Ms. Carmen's Shop, Salt River, Clarendon and on NEPA's website: www.nepa.gov.jm.

In addition to advertising in the Daily Gleaner, the distribution of flyers, posting of notices and using a town crier were additional strategies used to announce the event in the various communities close to the proposed Heritage Bay Hotel and Marine Resort Development, Salt River, Clarendon.

The meeting was convened under the chairmanship of Ms. Daisy Thomas, Community Liaison Officer, with Presentation from Mr. Orville Grey Jr., Senior Project Manager, Conrad Douglas and Associates Limited (CD&A). Several other representatives from Yosamini Holdings Limited, Environmental Science & Technology Limited, National Environment and Planning Agency (NEPA), C-CAM Foundation, Monymusk Gun Rod Tiller Club and SRC were present. There were 66 persons in attendance. The attendance register is shown in the Appendix.

The meeting was recorded *ad verbatim* by a highly qualified and experienced court stenographer.

The salient points of the meeting are listed below and are also illustrated in the pie chart.

PRESENTATION OF FINDINGS

Details of the findings are documented in the EIA report. However, the summary of the findings presented in the meeting are provided as follows:

1. **Endangered species:** Endangered, rare and protected species such as crocodiles and sea turtles were identified in the *marine environment* of the area proposed for development; these species will not be affected during the project.
2. **Water:** No negative impact is anticipated in respect to ground water. However, there is the potential for surface run-off to affect the physical water quality by increasing or generating a sediment load.
3. **Gaseous emission:** The use of heavy equipment powered primarily by diesel engines will produce gaseous emissions. However, these will be maintained to comply with emission standards.
4. **Fugitive dust:** The potential for fugitive dust formation will be minimal during construction activities and will be associated with the movement of heavy vehicles and aggregate storage.
5. **Noise:** Impact due to noise levels will be minimal as construction activities will not consistently (if at all) exceed regular work hours.
6. **Surface water impact:** The potential impacts on surface water quality may arise from increased sediment loads from the stockpiling of construction aggregates and excavation activities during heavy rainfall. However, this can be mitigated through bunding and berming and the use of settling ponds.
7. **Groundwater impact:** impact on groundwater is negligible.
8. **Siltation:** impact on marine life due to siltation will be at a minimum as the area was observed to be heavily silted up due to the proximity of the location to the mouth of the Salt River.

9. **Natural hazards:** the area is susceptible to natural hazards such as hurricanes and storm surges. Every effort will be made to provide the necessary infrastructures that can effectively withstand events of hurricanes, storm surges, etc.

IMPACT MITIGATION STRATEGIES

1. Endangered species will not be affected in this proposed development.
2. No negative impact is expected on groundwater. Impacts on surface water will be minimal.
3. Sound and effective maintenance management systems can significantly reduce the level of gaseous emissions.
4. Fugitive dust level is expected to be at a minimum. However, should the dust level pose a nuisance to the nearby communities, an effective dust suppression regime will be put in place to minimize fugitive dust level.
5. Consistent high noise level in exceedance of the standard is not expected from this project development. However, measures such as applying the use of silencers and good maintenance of equipment will be applied to keep noise level at a minimum.
6. Effective sewage management system will be put in place. This will involve regular maintenance of the sewage treatment and disposal of sewage in compliance with the regulations and standards of NEPA.
7. Buildings will be designed to withstand strong hurricane winds and modification of the drainage system to minimize the potential for flooding.

QUESTIONS AND ISSUES RAISED BY PARTICIPANTS

1. Where will the hotel be built?
2. Will public access to the beach be restricted as result of the proposed development?
3. What provisions will be made to control sand flies and mosquitoes?
4. What infrastructure will be put in place as a result of the proposed development?
5. Has the land been acquired for the proposed development?

6. Will there be any land use conflict with existing entities in the area and the proponents of the project?
7. How will the development facilitate persons who use the beach for fishing taking into consideration that the beach will be developed for tourism?

CONCERNS AND ISSUES RAISED BY PARTICIPANTS

1. Measures that will be put in place to ensure that the project is implemented in a sustainable manner.
2. Restriction to beach usage and access.
3. Employment.
4. Land use conflicts.
5. Potential for changes in water level.
6. Protection of the mangroves and fishing nurseries of the Portland Bight Area.
7. Road access and impacts on the receiving environment.

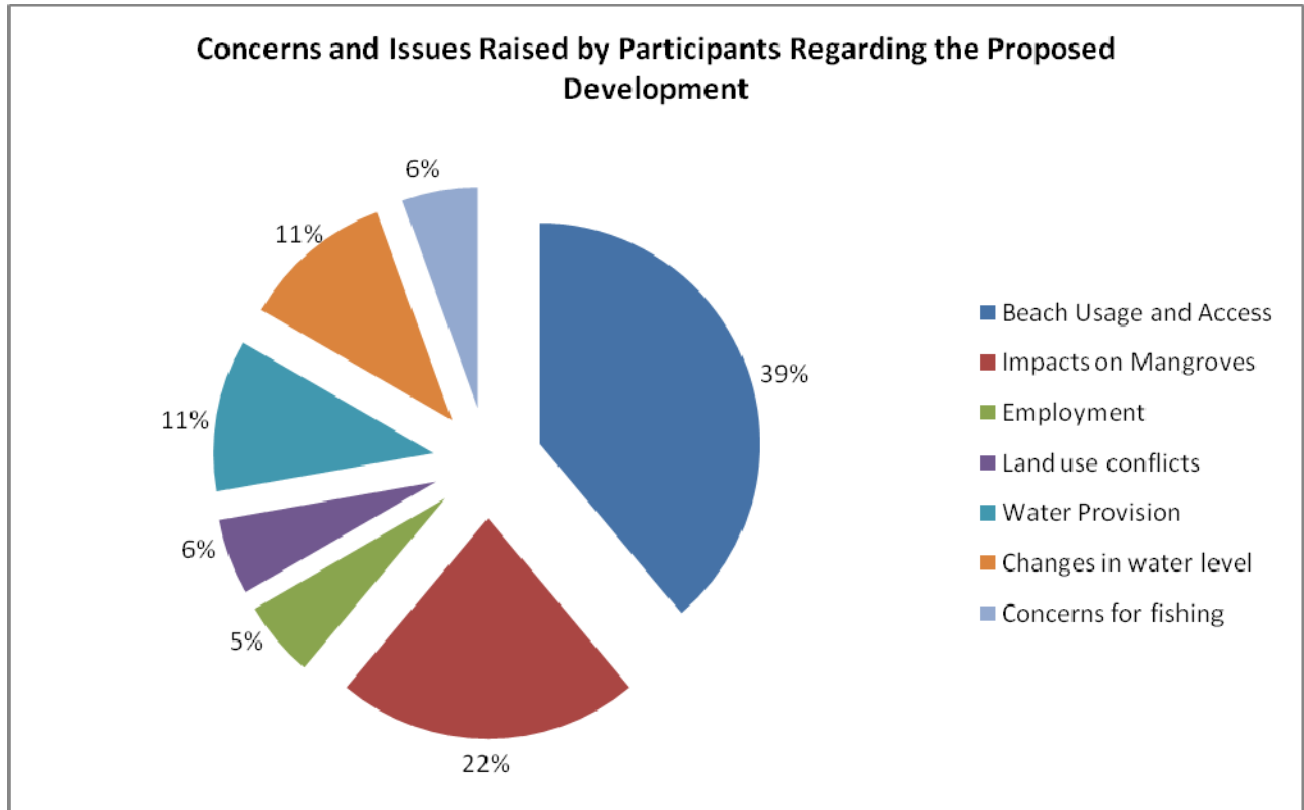


Figure 1: Concerns and Issues Raised by Participants Regarding the Proposed Development

CONCLUSIONS

The EIA was effectively presented, questions answered and issues raised by the participants concerning the proposed Heritage Bay Hotel and Marine Resort Development. These were diligently recorded for NEPA’s consideration in the EIA review process.

VERBATIM NOTES

VERBATIM NOTES

May 28, 2008 EIA - HERITAGE BAY HOTEL AND MARINA SPA DEVELOPMENT -- SALT RIVER, CLARENDON

CHAIRMAN: I now officially call this meeting to order. We open with prayer by Miss Scott, Joycelin Scott.

P R A Y E R

CHAIRMAN: I want to welcome everyone of you to this meeting, as you can see, it's the Heritage Bay Hotel Marina and Spa Development, Salt River, Clarendon. I want to welcome Mr. Orville Grey, he will be doing the presentation, Mr. Doran Beckford, Delford Morgan, Joyce James, court stenographer, Mr. Barrington Gardener, Miss Sutton, Mr. Brandon Haye, Mr. Lancaster from Money Musk Golf Club, I want to welcome you all. I see some other persons in audience, I want to welcome you all. Please just sit back and look at the presentation and after the presentation there is a question and answer segment where you can ask questions. Just be quiet and look at what is going to be happening. Thank you.

MR. GREY: Thank you Miss Daisy. Good evening ladies and gentlemen. Thanks for having us. I want to recognize representatives from NEPA that are with us tonight as well as the general community that is here.

We are here to discuss the Heritage Bay Hotel Marina and Spa Development that is slated for Salt River and the proponent for this development is Mr. Barrington Gardener who is in the audience. What I am about to do is make a presentation on the findings of the EIA and when I have concluded that, we will have a period where we will take questions regarding the development, so if you bear with me through the presentation until we get to that point.

As I mentioned before, this development, it is the Heritage Bay Hotel Marina and Spa Hotel. As I said, this development is slated for the Salt River area. As I said the development as it stands promises to offer certain features including

hotel guest rooms, support and recreational facilities, infrastructure services, a marina and amphitheatre, a beach, among other things, pretty much all the facilities that you would expect with any three/four star hotel development in Jamaica.

Now, why Salt River? We know this is an area that needs development, there is not much happening in this area in terms of development outside of industry but it's also an area that is part of a protected zone, the Portland Bight protected area and the Government has focused so far on talking about extending the tourism product to the South Coast so as a result, this type of development would play comfortably into such a proposal; in this case it would assist in increasing the foreign exchange to the country, increase the popularity of the area, might even become a major tourist destination aside from the North Coast, increase the revenue that would be gained within the region as well. One of the big things that it would also promote is employment. As you heard before, employment is a big word down here, a lot of people are unemployed so any development that stands to provide jobs would greatly assist this community and as I said there are supportive physical infrastructure in the region that would assist such a project to come off the ground such as the highway which is in close proximity, modern international airport close by in Kingston and you know, scope for marina development of the area. To give you an idea of exactly where we are talking about, I hope you can see it on the map, I have highlighted areas that most persons are familiar with such as May Pen and Old Harbour and you can see where Salt River is in relation to those areas.

Now for the hotel itself, the design, the hotel itself will be built in two phases, the first phase, we will be doing seventy-five to one hundred rooms at an average size of roughly thirty square meters or three hundred and twenty square feet for those still in imperial; provides supporting and recreational facilities, infrastructure services and modern fire detection and protection systems will also be put in place. Basically what it is saying is that the

development for such a hotel will be done as best as possible to international standards, taking into account all potential impacts.

Phase two proposes, hotel over a forty acre piece of land, roughly two hundred and fifty cabins, a sports centre, golf course, walking trails, residence, among other aspects.

The guest rooms will be built in three stories blocks with eighty-four standard and luxury rooms, sixteen penthouse rooms on the top floor. All rooms will be equipped with amenities associated with a three or four star resort and a supporting and recreational facility. As I said before, you will have restaurants, amphitheater, marina to provide berthing up to forty vessels, commercial shops and also the beach and in this case we are referring to the area where most people called Welcome Beach.

Some of the infrastructure services that could come as a result of the project, improvement in the beach and coast line, improved surface water drainage, improved water supply and distribution, provision of a sewage treatment plant, perimeter fencing, renovation, landscaping and parking, as would be expected with any major development in Jamaica.

Now, this might be a little hard to see but this is the projected hotel lay-out. You can see where the main road is in comparison to the proposed development and even the location of Salt River.

Now, in terms of getting this project off the ground, the pre-construction/construction phases is expected to be approximately fifteen to eighteen months and in terms of potential employment, during the preconstruction which would have site clearing activities, you are looking at approximately forty workers; during construction of the facility itself, in excess of forty workers and during operations, possibly between eighty and one hundred and twenty employees. So as it stands, it could bring significant social and economic spin off benefits through construction and support services in addition to the facility itself.

Now the receiving environment. As I spoke before, I said it falls within an area known as the Portland Bight wetlands and cays, what is considered a Ramsar site which means it has international significance for all the wetlands within this region so it means therefore that any development that will be done in this region, there are serious ecological constraints that must be factored in for this development.

Again just to highlight some of the hazards that we have looked at in doing the EIA for this development; you have the marine environment with all the reefs, the wetlands, the mangroves, you also have industries in the area, extractive industry in terms of the limestone quarry in the Tarentun area, you also have the old sugar warehouse which is currently being used by JAMALCO, you have the JAMALCO port which is an alumina exporting facility, you have the rail line, so there are a number of things that make this area -- that add to the impact that could be generating in this area. You also have other sensitive ecological zones. You have the natural springs, you see those two large blue dots, pretty much that's what they are referring to and when we factor in all these things we realize that putting any development in this area, it means there are a number of things that must be factored in, must be taken into consideration to see how the development will play its role if it goes ahead along with all the other projects that are currently in the area.

Looking at some of the findings outside of the hazards, in terms of the terrestrial findings, the region, we broke it down into two vegetation types, you have thorn/scrub savannah and you have dry limestone forest and what we found out that there were two endemic avifaunal species, we are referring to birds in this case that were identified and in regards to the plants, we had one named endemic plant but what we found in the case of the birds, only the two -- as a matter of fact none of them were dependent on the forest habitat, some of them were actually migrants at the time.

This highlights some of the terrestrial plants that were found in the area. Again, the one we have identified in terms of the Bull Thatch or Thatch Palm as some

people know it would be the one that we have identified as an endemic species in the area. Of course we have at least three species of mangroves which are currently found in Jamaica. We have other plants that are considered to be important plants such as the West Indian Ebony among others.

In terms of the marine area, the main area that was studied was just off the Welcome Beach area. As you can see it shows its relation in terms of where Salt River is in relation to that area and where the existing dock area is.

In terms of the marine area, the areas outlined in orange were the hard substrates or coral sandy areas. The area with the red outline was where we found some scattered coral heads and if you notice, the whole delineation goes all the way back down to where JAMALCO has their port.

Some of the potential negative impacts that we considered from this project were that you could have changes in the natural drainage as a result; sedimentation will be a big factor, any development that is on the coastline could potentially increase the sedimentation patterns in area. Fugitive dust emission, particularly, during clearance and construction; similarly noise and vibration; aesthetics, the look and the feel of the area could also be impacted negatively; similarly you have the waste management and your sewage but of course we know one of the other big ones would be the loss of biodiversity.

In terms of positive impacts, you have increased direct and indirect employment, increased local, regional and national economic activities, increased social development in the parish of Clarendon, in particular, the Salt River community and any other communities in close proximity such as Tarentum, Bratts Hill, Mitchell Town.

In terms of the impacts that we have identified and some of the mitigations that we put forward, for noise, fugitive dust, air pollution, most of these impacts are related to the preconstruction and the construction phases of the development and in terms of a mitigation, introduction of a water sprinkling system as necessary will be done during the preconstruction and construction phases or

should be done. Landscaping would be one of those mitigations that could offset air pollution or fugitive dust during the operation, so landscaping during the operation would be a permanent solution. Erosion, sedimentation, silting and run-off to sea, the property as I said will be landscaped and adequate drains will be put in place, and the landscaped areas will also minimize any run-off. Storm surge and a high water table, all buildings will be built with adequate set-back from the high tide mark and this should reduce the risk of damage during storm events. For sewage and waste water, a biodigester septic tank and tertiary treatment system is proposed for this development and will be put in place with regular scheduled maintenance and monitoring to ensure no foul odor or seepage. Water conservation practices will also be carried out throughout the hotel. This is an area where water is a big problem and even across the island it's also another problem, so water conservation measures will have to be put in place to ensure that what little is there, is being conserved and provision will also be made in terms -- as it relates to storm events and sewage or waste water.

In terms of the socio-economic cultural aspects of the development, you know you will possibly have a change to the beach profile in the long run. The beach will be modified to improve its aesthetics. As it stands now, there is a lot that can be done to that beach to improve the look of it, improve the usability of the area. The solid waste handling and disposal, bringing in a licensed and approved waste haulage contractor will ensure that whatever solid waste is generated from the facility is dealt with in an approved manner. Noise, leaks, exhaust from construction implements, petrol, oil or lubricant storage, all equipment will be monitored during all phases of work, so we are talking about the site clearance, your construction and operational phases. So looking for things like oil leaks or even storage of any chemicals on site, all of these will be monitored throughout the different phases of the project.

In looking at the environmental monitoring that is expected should this project go ahead, a monitoring plan will be developed for approval by NEPA. This

will be implemented to ensure that the project complies with sound environmental practices, NEPA's standards and the core environmental values which will be put in place by Yosamini Holdings, the proponents, and monitoring for this development will take place over all phases of the development, your pre-construction, construction and your operational phases, so the pre-construction, you are talking about preparation of land and surrounding environment prior to construction, your construction, you know, erecting the buildings for the hotel and operational phase are all actions that continue once the hotel has been commissioned into service. This basically gives you a synopsis of our findings for the EIA. There is much more information contained in the EIA and I hope the people would have gotten a chance to review the document before coming.

At this point I want to say thank you for giving me the time to make the presentation and we can have some questions at this point. Thank you.

CHAIRMAN: Any questions, concerns? Questions concerns?

MS SUTTON: I have a lot of questions actually. First of all, in terms of the planning context and I noticed you talked about Portland Bight protected area, there is actually legal requirement for you to consult with C-CAM and I note this was not done and I would like to know why that was not done. I would further like to know why you suggested that this was consistent with the Ramsar site and consistent with the present land use when it is not consistent with either the development plan or the Portland Bight protected area.

MR. GREY: Lets me see if I can remember all the questions asked, I think the first one was having to do with us not contacting C-CAM. When we were doing the EIA, I am sorry to say I was not part of the initial crew that started the process though that does not eliminate me from the whole thing because I am a part of the company that prepared the EIA so in that instance I guess all I can say at this point is that with C-Cam's review of the EIA, we will therefore have to have some sort of communication now with regard to any concerns that C-CAM raises as part of the EIA. Yes I know it's after the fact but since it's already

gone and there is nothing I can do about that, all we can do is to try and have some dialogue at this point to see how best we can go forward.

Your second question had to do with how can I say it's consistent with the area, the fact that it is Ramsar site and the whole sustainability development plan for the South Coast. We are looking at it in the context of the sustainable development. This area, as most people know, is one of the poorest regions in Jamaica, South Clarendon has one of the lowest demographic in terms of socioeconomic standing in Jamaica. The projects that have been brought to the area so far, if you look where this project is being located, it's pretty much on the fringe of what is called the Tarentum Industrial zone, it's basically outside of the Tarentum Industrial Zone, and what you find, I am saying that within the area, you have already a lot of industrial entities that are inside the area, so to put a hotel in this area would be more or less trying to change the focus from it being an industrial zone and the extension of an industrial zone to adding other services to the area that can be beneficial to the area. Losing biodiversity in any area cannot be considered to be good but when it comes to considering the socioeconomic constraints of certain areas, there is something to be said for some trade off between the development and the environment. We think that the hotel in this case, in itself, might be a good trade off in that it could stimulate things like eco-tourism within this area which would facilitate and be consistent with the C-CAM's area. Did I miss any of your questions.

MS SUTTON: No I don't think you responded at all. The issue of poverty and need for employment is taken as a given and the need for sustainable development is also agreed upon. The extent to which this project will actually contribute to any of those goals is most unclear; your report totally fails to make that case I would say in anyway and the errors in fact and the presentation and methodology in your report also gives it very little credibility and I guess I don't want to go into all the details at this point but I find that there are many many errors of omissions and misinterpretations in the report. I mean, I think we owe it to the community to have the highest possible standard of

development in this area and to have developments that are truly sustainable, you know, and in particular I queried, in terms of your map, you showed that Welcome Beach, for example, is not part of your area and yet you are referring to the beach as being part of your development, this area is of great importance to the community, I am not sure what your plans are and how you plan to maintain people's access to the beach.

MR. GREY: Mr. Gardener, would you mind addressing that question, how the development will, being that the beach is not a part of the proposed development, how will the development ensure that anything that is done for the beach still allows access to the community, I think that's what you are asking.

MR. GARDENER Well, we have about thirty percent of the beach, yes twenty-five to thirty percent of the beach and TPDCO sometime ago had a plan to do a total redevelopment of the area, TPDCO has a plan to do a total redevelopment of the area, of the beach and I am certain they have had discussion with everybody who is involved, the people of the area, the fisherman and all that. has to access to the beach, we had made a proposal sometime ago to NIBJ where we would have loved to have been able to continue a road that was going through the mangroves to the beach so that we would be able to protect the tourist aspect of it from one area and to also assist in the development of the beach itself. We came up with the idea from ZIA when they were planning to put a steel plant down in the Salt River area sometime ago, to put a bridge across the present Salt River there and to assist with all that. We went down there sometime ago with Food for the Poor and people from Tourist Development, TPDCO, where we sought to allay fears to the people in the area how we would develop this area for the fishermen and also to extend and maintain the beach. In the development, the drawings that we have also on the river, we have an area where it is slated for the fishermen boats to pull up so they can do their trade somewhere near the facility.

As to C-CAM: we have had discussion with Mr. Espeut long ago and I think this gentlemen was involved too, as to the development down in Salt River

there, we have had discussion with TPDCO and Mr. Espeut and us in terms of how the development would go ahead.

MS SUTTON: I had spoken to Mr. Espeut and he had not told me about those discussions. In terms of the road through the mangroves, I think this is a very big issue for us because any disturbance to the mangroves especially putting a road, changes drainage, changes the whole dynamics in the area and also it is not addressed in the EIA. Currently, the thing that is proposed would actually, unless that road is built, public access to the beach will apparently be denied, I think this is a big issue as it's a fishing beach which is identified in some part of the report but not others and although I have some query on behalf of the fishermen of the area, if you are expecting them to actually have access in your report but to use the Welcome Beach as the place to keep their boats because that's really not an appropriate area.

MR. GARDENER: This was something that was addressed in a meeting that we had with TPDCO and the fishermen on the beach there and we were just looking at an alternative in terms of the design of the road through the mangroves with proper drainage, in discussion with the environmental people, we really didn't see a serious problem with the drainage that we have, the amount of pipes that we will have under the roads so we can create free flow of the water, the wetlands and so forth, I don't know if that would create a problem, that was just an idea, if that doesn't work, then we will have to make alternative arrangements in terms of the common utilisation of the present road that is in existence, but it is something we have discussed with C-CAM, Mr. Peter Espeut and you know TPDCO. TPDCO has a comprehensive plan for Welcome Beach which includes berthing for fishermen and as a matter of fact they started sometime ago which had to be stopped because they didn't realize the land was already slated for the Heritage Bay Marina Development, but you know, we are going to work with the citizens of Salt River so that we can have a very very amicable solution to whatever difficulty that might arise later.

CHAIRMAN: Any more questions or concerns.

MR. HAYE: Thank you. Good evening ladies and gentlemen, my name is Brandon Haye, I am the Scientific Officer with the Caribbean Coastal Area Management Foundation, C-CAM and I note that reference has been made to C-CAM's participation in this particular project so far and as far as the scientific officer is concerned, I represent the Scientific Department and when it comes to a development such as this, would certainly be in my purview and I have to say that that has not happened, we have not been consulted about it, we maybe aware of it but I am sure you will agree that there is a huge difference between information and consultation.

In talking about the report itself, I mean -- well in general, I know a lot of people, because we are an Environment and Development NGO, we constantly have to state that our goals are both development and environmental protection, what we call sustainable development and yet still people are still of the view that we are anti-development as when the EIAs come before us, it is our job to tear them apart and to reject them out of hand, but that is certainly not the case because as a scientist myself, personally involved in conducting EIAs in this area and all over the island, as the Scientific Officer for the C-CAM, I am personally involved in reviewing quite a number of EIAs from a variety of different companies and several of those developments, even developments that would take place right here in Portland Bight have not met with opposition because those developers have sought to consult with us from an early stage and sought to meet the environmental goals as best as possible. So we have no difficulty with saying there is no problem from an environmental point of view with a particular development, but I have to say that consultation has not taken place in regard to this project and further more, the particular document that I have had the pleasure of reading today, I have to say it sets a new standard for incompetence, it is also generously spattered with untruths and it is designed in my opinion to confuse people who don't fully understand the facts of what are being said. Now you

know the preparer of this report, Conrad Douglas, they have a reputation for EIAs and we expect a certain standard from them, but I think this has exceeded that standard, I have four pages just from a cursory reading of the document, four pages of either outright incompetence, whether errors, where dominant species are mis- identified, where there is just a total lack of understanding of the environmental issues as they exist and I have serious concerns about that and not just from the point of view of the environment, but you know if this is the kind of technical expertise that is going to be brought to bear on this development, I have serious concern about whether or not these buildings won't be falling on themselves within months because really and truly people, as I said, I have now four pages, I can't begin to talk about the errors and omissions; the fact that this is a Ramsar site, the fact that the footprint of this project is in the Ramsar site, it's also a game sanctuary, it's also in the Portland Bight protected area, it borders on what is likely in a few months to become a fish sanctuary, this type of development, size and number of rooms is not consistent with the South Coast sustainable development project nor with the master plan sustainable project development for this area and I have to ask myself, does any of these things mean anything? Because the country borrowed millions of dollar to do a South Coast sustainable development plan in which a wide cross section of people from the communities talked about their visions for development in this area and we have to have a vision for sustainable development and this type of development was seen as not consistent, there is a place for it, but was seen as not consistent with the attributes of this area and the type of people that we have here and it's not the most efficient way of bringing wealth that can be easily distributed to the people here who are mostly unskilled labourers, a lot of unemployed people with lower level of skills and training and so on, so you know it's a bit depressing and surprising that I have to come here and say the document and I don't want to trash anybody's work, but the document is trash and I would be very pleased to go through page by page and sentence by sentence and explain where the errors are.

VOICE: Two years you should do that.

MR. HAYE: Believe you me, it won't be as hard as you think. I believe the report is voluminous, and if people are not frightened by the size and weight, well, you know, but if you know what we are talking about, there are a lot of errors, a lot of omissions, a lot of details which are omitted, details about the access to the beach; Ms. Sutton asked twice about how the access to the beach will be secured and we are told that, well in the future we are going to work that out. Now the truth of the matter, we need to know what that is going to be right now, we cant build a hotel, cut off people's access to beach land, and we are looking around and saying, oh there is the mangroves, we don't have any choice, no, that's not the way it works, that's not the way to achieve sustainable development people, I am sure you all agree with me, and I will be happy in making my extensive comments on this documents, it will be available on the web site, I don't know if we can do it on the Portland Bight web site, but if anybody is interested, I agree the document attempts to address a few of the things that are listed in the terms of reference but in very real terms, it's a very very poor scientific research, there is plagiarism in there where a whole section of other people's work has been transferred into the document and not properly credited, that kind of thing is just not on and I don't know how else to put it. The fact that this development is not only a hotel itself, it's a marina and then there is another proposed phase for golf course, and so on, marinas have very specific guidelines and I have seen them, I know NRCA, NEPA have that document, that is almost as thick as this one, and guidelines for the development and ports and marinas in Jamaica and there is no mention of that, no mention whatsoever, so I wonder how much research has gone into this project; you know employment and so on, that's great and we need employment and we are going to have it one way or the other, but we need to ask ourselves about what is the best way, I mean its what, one hundred room hotel being proposed and yet still, what is this, the master plan for sustainable development, it specifically requires that on the

South Coast we will pursue a different kind of tourism development than the North Coast, large high density type developments, especially the all-inclusive type of concept is not going to be pursued on the South Coast, and people are going to have access to the tourists, tourists are going to visit people, live in their houses, go to their shops and spend time in their bars, go to their restaurants and so on and in that way we would have a trickle down effect where real money would be brought into the community instead of a situation where in excess of sixty percent of revenue from the all- inclusive hotels has never been seen in the island of Jamaica, we need to think about it.

MR. GARDENER: Where you get all-inclusive in all this.

MR. HAYE: I am not saying that this is an all- inclusive, what I am saying it is a high density hotel development which is specifically said that that type of development is not envisioned for the South Coast, so I mean somebody paying a great deal of money for this document, and I have to say, I am also concerned for that person, because you know, it's not worth it, whatever you are paying for it. All right.

MR. GARDENER: You are talking about the EIA document?

MR. HAYE: Talking about the EIA document which is filled with errors and misrepresentation of the facts, that is what I am talking about, first and foremost, and that is why we are here, to discuss the EIA, I don't want to - I am not going to shy away from calling names and what-have-you, but that's the fact people, that document is very very poor and I am going to be preparing my comments, of course NEPA will have their comments, and I would be very happy to sit down and discuss those issues that we should have done months ago with Conrad Douglas, with Yosamini Developments, because you know, there are, may be some main grounds and we need the development and we want development, but what I am seeing presented here needs to be questioned, you know, that is all I have to say on that.

A P P L A U S E

MR. GREY: Thanks Mr. Haye, I look forward to the comments and being able to sit down and discuss them with you as well as Yosamini Holdings and see where we can go from here. As I said before, though I wasn't around when the earlier discussions were made prior to the EIA being drafted and how the EIA was drafted, I am willing at this point being a member of Conrad Douglas and Associates to sit down with C-CAM or whoever else is involved in the process, to ensure that at the end of the day if a project is going to be done in this area, it is done with everybody's input and you know whatever facts that need to be brought to board are also done so thank you very much for your comments and look forward to your discussion.

CHAIRMAN: Any other questions.

MISS SCOTT: Like how the hotel going to be built here -- my name is Joycelin Scott -- about the craft, it will be a benefit to the young people who do not know how to do craft but I can do craft, I can build baskets, a lot of things out of straw and it would be of benefit to the younger heads, they can do something that would be beneficial to them to make a dollar, because through the tourism industry, we are going to need craft so the young people can do whatever they can do to make their own earnings. Okay thank, you .

MR. GREY: I agree, anything that can be done to ensure that people can have a job and do something as a part of this development will be pursued. Any other questions.

CHAIRMAN: I would like to know where, I notice you said horseback riding, and all of that, I would like to know exactly where you intend to put it, if it's over on the other side of the road or where?

MR. GARDENER: When we started here from 1995, I came down to Salt River and I lived among the people for a number of years. Coming through the Bahamas on a sailing expedition, I realized that we are not doing anything with our marine tourism and when I came to Salt River I found Salt River to be the perfect

location to enhance that product, marine tourism and so I went out and I did my project documents and most things that were required to get you involved in bringing some benefits to Salt River because Salt River is a community that doesn't even have pipe water, not even pipe water pass through on the main road in Salt River and I said to myself this is a total disgrace, I think this is totally unacceptable and this development, because we had a meeting sometime ago in one of these community centres where the NWC gave us a commitment to bring piped water to Salt River and this development would at least bring piped water to the people of Salt River. We have paid down -- we have made a deposit on one hundred and twenty-nine acres of land on the hill. The NIBJ then as it was made a commitment to us to let us have another one hundred acres for a eighteen hole golf course because tourists who come to Jamaica now-a-days especially in this area want to get out of the golf course and do some fishing; we were planning to bring some of those sports personalities from abroad during the winter time to do training out here in terms of their particular niche game, the football, the basketball and so forth and I am not too surprised but I see where they are trying to do that with the Trelawny multi-purpose thing but that was part of our plan here. During that time we had gone to a number of people in Salt River and we were at that time, you know, trying to solicit or get them involved in terms of pre-training to work within the industry. It's my personal opinion that the gateway to South Coast tourism in Jamaica is not White House down in Westmoreland, is right here. We have and I don't care who wants to vex, we have about thirteen beautiful small islands off the coast of Jamaica that I am certain that tourists would like to explore and these are things that I think, put away the self-interest of some people, I think that if we get these things involved, the Goat Islands and the whatever, involved in the tourism project, there will be a serious trickling down effect of wealth within the Salt River area. When the EIA was done and I was told that Salt River is the poorest community in Jamaica, I really felt, you know, being a part of it, I really felt disappointed and this is my chance of assisting to lift Salt River out of that poverty and we

have to work with the laws of country and if they say it cannot be done, then it just can't be done, we just stay the way we are, because you know, when we were doing the valuation for the land, the valuator said it would take a brave investor to invest in Salt River and I was willing to take that chance, I was willing to take the chance, that horseback riding we are talking about is for that Sports Complex we were talking about on the other side of the road.

MR. TAYLOR: Rinker, they are the owners of that side.

MR. GARDENER: No.

CHAIRMAN: What about the warehouse.

MR. GARDENER: We don't have the warehouse, we have one hundred and twenty-nine acres that surround the warehouse but the land is owned by Sugar Company of Jamaica, being divested by NIBJ, now DBJ, but I see Salt River as the best area for a marina, it's sheltered, you know, because you know when hurricane is coming everybody brings their boats down here so it is sheltered, one; It is fresh water too, but we will conform with the laws of the land and if people who are, now, dispensers of that law, we will deal with it.

MS SMITH: You know what I would like for you people, to see us through before you start up this project, give us the water, some of us want house, sort out our part first before you start the project.

MAN: The people here can talk, people have all the talking.

MR. GREY: Please, please, we have been going well so far and I think everybody has had a chance to say their piece, so I am asking, if you really have something to say, come forward so everyone can hear what you have to say so we can do it in an orderly fashion.

MS SMITH: Well, we would like oonu fi sort we out fuss before the project start because a lot of big man just come eena the place and just fool we, and all now we don't get nothing, we want water, even water alone, we want house and water and those things.

MS WONG: Where exactly is the hotel.

MR. GARDENER: The design is done right over where the old Sugar Wharf was, right over the water, on the right hand side, you know, where the ...

MS WONG: So the beach won't be a public beach then.

MR. GARDENER: Yes, we only have about -- in the survey that was done, we will have about twenty-five percent of the beach. When you go around the corner and go to that first shop that is on the beach there, we go straight through the mangroves back to the main road, so the rest of thing going straight to the corner would be public beach which will be developed by TPDCO as I understand.

MR. LANCASTER: I have a question as to the viability of building a hotel on ground that has about eighteen inches to twenty-four inches above the water claver, you cannot dig a hole at the Moneymusk Golf Club and I am sure you can't dig a hole down at the old -- or the new Sugar Warehouse where they used to do sugar, you cannot dig two feet into the ground without getting into the water.

MR. GARDENER: The foundation will be on the pile.

MR. LANCASTER: That to me, the projected hotel would have a better lay-out if it was on the hill behind the Sugar Warehouse higher up leaving the river intact for any marina development.

I am also concerned -- a few years ago Food for the Poor started to build the foundation for two houses near to the mouth of the river which I was told was for the community along with, I think, about six canoes and engines and they were going to build houses for offices and storeroom there. I got a call from Food for the Poor saying that having got permission to put those houses there, it turned out that the permission was rescinded and reneged on that permission and they -- apart from doing the foundation they did not continue the building and I was told that that was because the roadway to the beach had been leased to an entity, I had no idea who the entity was at

the time. My question then at that time, how can the road to a public fishing beach be leased to private investors without anybody knowing and that is surely going to create some contention because Welcome Beach may not be the best fishing beach in Jamaica but it's been there from I was two years old and I am over sixty now and for those of you who may not know this, I came to Jamaica when I was two years old and was taken to Welcome Beach from the Salt River Golf Course, when we used to load sugar into crocus bags, from what is now the Moneymusk Golf Club. Now that road, as far as I am aware, was public property and a right of way to a fishing beach.

The other question that I have is, this environmental assessment was done, or appears to have been done prior to certainly Hurricane Dean of last year and probably was in the making before Hurricane Ivan in '04. The reality of both of those hurricanes is that what did not happen in over one hundred years to our knowledge and maybe more, but certainly to our knowledge, over one hundred years, the river has never swamped the surrounding lands and the river has never come up and inundated the complete Clubhouse property and premises and marina which is now occupied by the Monymusk Club and which I have been going there now in excess of sixty years. Now, to build a hotel a few feet above the existing river level when in Hurricane Ivan and Hurricane Dean the river rose between six, seven, eight feet, I stand to be corrected on that, I was not here, I did not have the my tape measure but the markings I witnessed at the Monymusk Gold Club indicate that the river came up in that Hurricane, both of those hurricanes for the first time in one hundred years, within three years of each other, the river came up between six and eight feet. Now, that concerns me; to start to build a hotel at that sea level and more so, how would you dispose of the solid waste, human waste, how do you dispose of the sewage. Now in the report there is a whole chapter on biochemistry and greenfields and all sorts of things which I don't really understand, all I know if something gets totally

inundated that is big problem. I still don't understand where the few fisher folk who use the existing marina including the Versailles range and the other fishing boats to come in and are utilizing that area underneath the ramp and the Welcome Beach itself, I don't understand what's going to happen to those guys and I am concerned about that, there may not be a large number of them but they are human beings, they need to be dealt with, I am not certain there is a facility to deal with that, if it's actually going to be practical and acceptable.

The other question I have, what in your report, sir, is infrastructural services, what does that really mean, infrastructural services, that's what going to be provided, I don't know what that means.

MR. GREY: That would deal with your water, light, telephone, all those social services, infrastructure.

MR. LANCASTER: So without the hotel, Salt River won't get light, water, phone?

MS SMITH: Dem dig out road and a send dutty waters pon we, a nuff thing to sort out first before the project start; we need the Parish Council and big man to come to poor people and deal with we more specific.

MR. GREY: To address the last question first, yes there is electricity in the area, there are roads, all we are saying, with the development, improvement would come with the existing infrastructure and other infrastructure would follow as well, such as your cable, your Internet, your water supply, because all of these would be needed for the hotel and it would be remiss for a developer to bring in any service, any infrastructural service that does not exist in the area solely for their development without improving the other services for the community with which he is building in.

With regard to the water level after the hurricanes, you are in fact correct that the EIA was prepared, I think, at the very least prior to Hurricane Dean, so, Hurricane Dean levels would not have been experienced and would not have been evaluated in the EIA.

MR. LANCASTER: Which Hurricane Dean's water level was higher than Ivan in 04, higher.

MR. GREY: I understand what you are saying, I am now aware of that based on new information that I have had for the area, that's new and that information that I have now is subsequent to having submitted that EIA, so all of that will definitely now have to be taken into consideration in evaluating this EIA.

CHAIRMAN: Just please be quiet and let us centre our attention one place.

MR. LANCASTER: I have one last question. A hotel or any development of this sort is designed to bring new people, if only in transit, new people into the area, what provision is going to be made in relation to sand flies and mosquitoes who love fresh blood?

MR. GARDENER: Negril started out that way.

MR. GREY: Let me take Mr. Haye's comment and then answer everything in one.

MR. HAYE: I actually was going to ask the question about the mosquitoes, but I notice Mr. Gardener said Negril started out that way, I hope he is not proposing that we are going to have a Negril style development here where all the wetlands are going to be converted in order to protect from the mosquitoes so I would love to hear the answer to that particular question, it's a serious one because even if you bring in Negril, Negril is a different kind of environment, Negril is not mangrove, wetlands, and there is a particular problem in this area, those who live and come here regularly know that.

MR. GARDENER: No, no....

MR. HAYE: What is the plan, we need to know what is the plan.

MR. GARDENER: You will also help us to get rid of the sand flies and mosquitoes with your scientific knowledge.

MR. GREY: I would take it that any inconvenience to the guests would have to be taken from a management point of view for the hotel development because no hotel development can succeed without taking care of its guests, so I will leave that question in the reigns of Yosamini Development.

MR. GARDENER: People wanted the lay-out to be explained.

MR. GREY: Does anyone need an explanation for the lay-out.

MR. GARDENER: Anybody who knows exactly where we are can follow me. This is the main road from Free Town to down here. Right here, this is the present entrance to go into where we are, this is the road that takes you down to Welcome Beach, this road here. Our line is right against here coming right up and we have what we would call here an easement somewhere down the line here. As you notice, because of discussions we have had with Mr. Espeut in terms of the configuration of our designs, none of these will be above three floors, none of these, this is the main conference area, this is the entrance that comes in here, of course we have the tennis court somewhere out here, this is what we would call a workers' area where people from outside of the area, if they were specialists and want to stay over they can probably stay here; the fisherman area is right here, you come up the river and you come up this little place and come right here where you can sell your produce, that's the main road, you will get more, this was taken into consideration and of course we have one two three four, one two three four, three storey accommodation here. Right here is the pool side, we will have the pool side area where we can have separate, you know, entertaining and so forth right here and this is the high water line, so of course you see the pool is way from that line here and right around here we have the walkway made out of timber. This is where the Versailles Queen is right now, right in this general area. And we will have some berth for our boats right along the front here, somewhere along here. Out here we were planning to -- this is the little beach we have here, to the first shop that is on the beach on the left, the shop is actually inside our situation, the rest of the beach goes right down, Welcome Beach, we don't have that, but of course if you have people come visiting, we will be able to take care of all the beach and do what we call it, planting of foilage and so forth; we had planned to have a little restaurant on the corner where some guys go sometime in the hours in the night, round

that little bump there, this is the river that comes out and it comes right around here and go out there and go to the sea out there, and the break water wall is somewhere over here which we would need to repair. All right. This is the main lobby and conference centre because of course you can't have people coming in the area and you don't have place to meet and have high powered meeting and so forth, we are not running any little shop, our intention is to put up between a three and a four star sort of situation, and if we can go higher we will. As you notice this is Heritage Bay Hotel, Marina and Spa. We are trying to see if we can put in a spa with some of your nice water that people come all over the world to enjoy. If we can only find a way of pumping it through the building where we probably pump it in a tank and gravity feed it down and re-heat it through the system. That is our situation. The entire development here, the development here will cost initially US\$15M and phase two is slated to be US\$32M. And it's presently at Cabinet now for approval and as soon as we get the NEPA people to give us the green light we will be able to move on because the funds are basically in place to deal with it.

MR. HAYE: There is something I would like to point out. If in fact this road actually proceeds in a straight line from this corner here to the last shop or the first shop which you say is actually inside of this boundary area, this line does not follow the existing road, this line follows the existing road and this area here is now mangrove, so when you put a fence right through a couple of meters, I could estimate, fifty meters or more inside the mangroves and take out all of this mangrove, all of this is mangroves, cut your line here and you still don't have access to the beach, you have to put another road further inside the mangroves, so I want to point that out, this is the existing road, not there.

MR. GARDENER: There is no security fence on that side you are pointing, the mangrove itself will be used as a form of security, there is no security fence inside the mangrove.

MR. HAYE: Okay, this is part of your property here and this is part of your security measure, this is going to be cleared, so all these mangroves here are going to be removed leaving more than half that is now Welcome Beach here.

MR. GARDENER: We are not proposing to remove any of the mangroves.

MR. HAYE: The pool is sitting right on top of healthy mangroves now.

MR. GARDENER: There is no mangrove here.

MR. HAYE: All the people here are from Salt River, therefore the people here know what I am talking about.

MR. GARDENER: There is no mangrove there.

MR. HAYE: This is at the existing road not this.

MR. GARDENER: Yes you are right.

MR. GREY: Are there any more questions, any more questions?

CHAIRMAN: Any more questions.

MR. LANCASTER: I just don't understand Mr. Gardener's last comment, this programme is now at Cabinet for approval, so what are we doing here?

MR. GARDENER: No, no, hold on let me clarify that, we have gone through a number of years, from 1995 we have been working on this project and we have been promising the people of Salt River a development down here from 1995 and it just couldn't get anywhere, because people within the system, bureaucracy, whatever, everybody has questions, so it couldn't move. We got the land valued, NIBJ valued the land, we got another valuator to value the land, we came to a compromise in terms of what we would pay for it, NIBJ said for you to do this buy the land on the hill and you get this, we bought the land on the hill and after we bought the land on the hill there were - we planned to take them to court, based on the promises they made in terms of writing. The elections were called and things seemed to have gone into the waste basket and after elections, renewed interests came up for

the development and so, DBJ has merged with NIBJ so DBJ has taken over the operations of all divestments of this thing here, so although our proposal was approved by Cabinet many years ago, many years ago and because of the changes that we have had out of discussions with C-CAM and some other people, it had to go back to Cabinet, so it was requested, so DBJ has now sent it to Cabinet for the approval of the purchasing of the property, not the approval of the development, the purchasing of the property, so when we get our thing from C-CAM and NEPA, we are ready to move, because the funds are in place to deal with the development right now. We are taking a chance down here because it's not a place that you would expect somebody to come and put up a development like this but we see the potential.

MR. LANCASTER: Basically, you have acquired the land already, whether or not the hotel will be developed.

MR. GARDENER: Whether or not the hotel will be developed.

MR. LANCASTER: So the sale of the land to your company had been approved by the previous Cabinet?

MR. GARDENER: Yes.

MR. LANCASTER: You can't say the new Cabinet will be re-approving it?

MR. GARDENER: Hopefully.

MR. LANCASTER: But the land has been approved, not the project.

MR. GARDENER: Not the project, hopefully we will get the project going shortly.

MR. GREY: Any other questions?

MS SUTTON: I have got another concern and I did not realize it before, when you said that twenty-five percent of Welcome Beach has been leased to do this project; when I see how many people are using Welcome Beach for swimming and recreation, to think that twenty-five percent less would be available to them and we have no idea when the roads will be available so they won't be able to access this, this is a real concern for the community.

CHAIRMAN: Mr. Gardener, you want to respond.

MR. GARDENER: In our thought process in putting this development together, you see, you know when you are dealing with tourists, especially when you are dealing with high end tourism and they come here and they are compromised, they are robbed, you know it is devastating on the industry and it will kill the project, we all know that, so we are trying to as best as we can co-exist with the residents of Salt River. We have made a proposal, produced drawings and so -- this is what I can't understand with this place, ZIA was coming down here to do a development, the metal place was coming here to build up a steel plant, to put up a steel plant by using red mud, they were going to take the red mud and build a steel plant and build steel and they were going to bring in coal to the plant; where we are putting the hotel, they were going to use coal as fuel and they got an EIA for doing that. We are not doing ten percent of what they were doing in terms of working with the environment and yet we are having a problem in terms of getting our things going forward. We had thought, we thought that to protect the product, the tourism thing, because once it comes into the area, it has a lot of spin offs, everybody's bar will benefit, it's a tourist thing, the tourists will go out in the community and meet with people as long as you the people in the area protect them, but we have to try as best as possible to ensure their safety and in doing that we have made a proposal to the authority with designs to put a road through the mangroves, a road that was started long ago, the road is there, you know, but we were planning to have the place, you know, so aerated, let me put it that way, in terms of drainage and so forth so, you wouldn't see the difference, our design would not cut the road straight down into the mangroves, we could give you a bend, so if you have roll-in from the sea during storm surge it wouldn't affect coming straight up the road, it would come through the mangroves, and we saw that. The road is there, the road is there and all we are saying to the residents of Salt River, if they want the project to go ahead, if they want it

to go ahead, then you know some compromise will have to be made. We came down here with TPDCO and we went with some of the fishermen on the beach and we showed them exactly what the plans are in terms of the relocation and we gave them alternative. If you don't like it here, you can come up the river and we put a thing around the corner, but then again, you are talking about tourism and benefits to the community, so we must make up our minds what we want because believe you me it can go somewhere else although I would love it to be here because I have been in this community, I have lived in the community for a number of years and I can say people seem to like me and anywhere I go I like to see that benefits come to the community using my influence Once the project is developed and come on stream, potable water is guaranteed from out on the main line in Lionel Town right there. Jobs will be guaranteed during construction, so we must decide exactly what we want, because as the valuator said it takes a brave investor to invest down here. If you don't want it, let us know.

CHAIRMAN: It's not up to us, it's up to NEPA authority to decide.

MR. GREY: At this point I will just reiterate something I said earlier. If this project is going to go ahead, there has to be some meeting with every stakeholder, whether it be citizens, whether it be development group, as I said before, issues have been raised tonight, and whatever it takes, we have to sit down with all those persons who have a stake in it to try and iron out what the problems are and whether or not we can proceed and that is the plan as far as I am concerned hereafter. All right. So if it means that we have to sit down with C-CAM over an extended period, if it means the project might be modified, I am sure Mr. Gardener would sit with us and the stakeholders to ensure whatever project he gets implemented here is a project that will be accepted by the community and by all the stakeholders that have a concern within this community. Any other questions.

MR. LANCASTER: I have one more question. The break water that is now totally demolished, the break water at the mouth of the river, is that going to be rebuilt as it

used to be?

MR. GARDENER: Yes.

MR. LANCASTER: You are going to do that?

MR. GARDENER: Definitely.

MR. LANCASTER: That's in phase one.

MR. GARDENER: Definitely, most definitely.

CHAIRMAN: Any more questions or concerns?

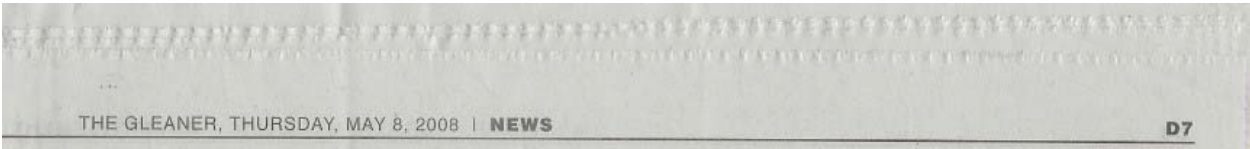
MR. GARDENER: I just want to conclude to let the environmentalists know that it's our benefit to work within the ambit of the rules that are set out by NEPA, we don't want to break the law and work outside of it, we don't want that, this is what the tourists want, the eco-tourism, we don't come here to flaunt the law or work outside of it. Even our design of the sewage plant was based on input by Mr. Espeut.

CHAIRMAN: Any more questions, concerns. everybody here knows what is supposed to happen. Okay, let us all stand and sing one verse of the National Anthem.

ADJOURNMENT

APPENDIX 1

Advertisement Placed in the Daily Gleaner



YOSAMINI HOLDINGS LIMITED

INVITES YOU TO A
PUBLIC MEETING:

ON THE
ENVIRONMENTAL IMPACT ASSESSMENT FOR
**THE HERITAGE BAY HOTEL &
MARINE SPA DEVELOPMENT**
IN SALT RIVER, CLARENDON.

VENUE: SALT RIVER GOSPEL ASSEMBLY
SALT RIVER, CLARENDON
DATE: WEDNESDAY, MAY 28, 2008
TIME: 6:00 P.M.

**COPIES OF THE ENVIRONMENTAL ASSESSMENT
REPORT CAN BE VIEWED AT:**

- SALT RIVER POSTAL AGENCY
- MS. CARMEN'S SHOP
- www.nepa.gov.jm



ENVIRONMENTAL SCIENCE & TECHNOLOGY LIMITED

(ENVIRONMENTAL MANAGEMENT CONSULTANTS)

Tel: (876) 929-0023/0025/8824

E-mail: estech@infochan.com, cdaestech@hotmail.com

APPENDIX 2

Agenda

AGENDA

PUBLIC CONSULTATION MEETING FOR THE PROPOSED HERITAGE BAY HOTEL AND MARINE SPA DEVELOPMENT BY YOSAMINI HOLDINGS LIMITED

Chairman: Ms. Daisy Thomas
Community Liaison Officer

1. Call to Order

2. Prayers

3. Welcome & Introductions

4. Presentations

1. Environmental Impact
Assessment for the proposed
heritage bay hotel and marine
spa development

Mr. Orville Grey Jr.
Senior Project Manager
Environmental Science & Technology
Ltd.

5. Questions & Answers

6. Adjournment



ENVIRONMENTAL SCIENCE & TECHNOLOGY LIMITED
ENVIRONMENTAL MANAGEMENT CONSULTANTS

APPENDIX 3

Fact Sheet

HERITAGE BAY HOTEL & MARINE RESORT DEVELOPMENT

FACT SHEET

PROJECT:	Construction of the Heritage Bay Hotel & Marine Resort
PROponent:	Yosamini Holdings Limited
EIA CONSULTANTS:	Environmental Science & Technology Limited

WHO?

- Yosamini Holdings Limited proposes to construct a Hotel and Marine Resort in Salt River, Clarendon.

WHAT?

- This will enhance and diversify the tourism product along the South Coast, as well as, contribute to sustained socio-economic growth within the immediate project environs and national economy.
- The size of the proposed site is approximately 2.7 hectares for Phase 1 and 51 hectares for Phase 2.
- The gross building area of the project is estimated at approximately 1,995 sq. m. (21,000 sq. ft.) in Phase 1 and 246,856.3 sq. m. (2,657,139sq. ft.) in Phase 2.
- This will offer a range of facilities that can be grouped as: Hotel Guest Rooms, Supporting and Recreational Facilities and Infrastructure Services.

WHERE?

- The proposed development is located on the western coast of Old harbour Bay, approximately ten (10) miles south of the town centre of Old Harbour.

WHEN?

- The project will start-up immediately upon receipt of a Environmental Permit to do so from NEPA and a Building Permit from the Parish Council.

WHY?

- Increase in foreign exchange
- Increase the popularity of the area as a tourist destination leading to increased revenue for the region and Jamaica.
- Employment opportunities

HOW?

- The project will be implemented in strict compliance with the policies, legislation, regulations and standards stipulated by NEPA for protection and preservation of the natural habitats and resources.
- The exotic nature of flora and fauna located in the area, for example, sea turtles, crocodiles and mangroves, will be preserved and incorporated in the environmental best practices of the proposed operation.
- Special emphasis will be given to endangered and endemic species to ensure their protection and preservation in the area.

No new or unfamiliar environmental impacts or risks have been identified with the proposed project.



ENVIRONMENTAL SCIENCE & TECHNOLOGY LIMITED
(ENVIRONMENTAL MANAGEMENT CONSULTANTS)
estech@infochan.com; cdaestech@hotmail.com

APPENDIX 4

Invitation

YOSAMINI HOLDINGS LIMITED
INVITES YOU TO A
PUBLIC MEETING
ON THE
ENVIRONMENTAL IMPACT ASSESSMENT FOR
THE HERITAGE BAY HOTEL & MARINE SPA
DEVELOPMENT

IN SALT RIVER, CLARENDON

VENUE: SALT RIVER GOSPEL
ASSEMBLY
SALT RIVER, CLARENDON
DATE: WEDNESDAY, MAY 28, 2008
TIME: 6:00 P.M.

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- SALT RIVER POSTAL AGENCY
- MS. CARMEN'S SHOP
- www.nepa.gov.jm

ENVIRONMENTAL SCIENCE & TECHNOLOGY LIMITED
(ENVIRONMENTAL MANAGEMENT CONSULTANTS)



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APPENDIX 5

The Public Meeting Presentation

THE PUBLIC MEETING PRESENTATION

Heritage Bay Hotel and Marine Spa Development – Salt River, Clarendon

PUBLIC MEETING FOR PRESENTATION OF FINDINGS OF THE ENVIRONMENTAL IMPACT ASSESSMENT

May 28, 2008



Yosamini Holdings Limited

ESTECH



Introduction

- Yosamini Holdings Limited proposes to construct The Heritage Bay Hotel and Marina Resort at Salt River, Clarendon.
- This development is slated to be phased and will offer a range of facilities including:
 - Hotel Guest Rooms
 - Supporting and Recreational Facilities
 - Infrastructure Services
 - A Marina
 - An Amphitheatre
 - A beach



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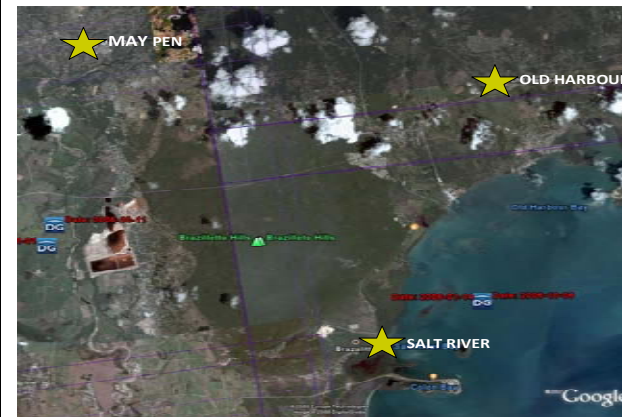
Why a Hotel in Salt River?

- Increase in foreign exchange
- Increase the popularity of the area as a tourist destination leading to increased revenue for the region and Jamaica
- Employment opportunities: Salt River is one of the poorest and has one of the highest levels of unemployment in Jamaica
- Supportive Physical infrastructure development in region
- Highway, Modern International Airport, Scope for Marine Development



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Hotel Geographic Location




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Hotel Design


- Phase I includes:
 - Hotel guest rooms (75-100 rooms at an avg size of 30 sq. m. or 320 sq. ft.)
 - Supporting and recreational facilities
 - Infrastructure services
 - Modern Fire detection and protection systems to be put in place
- Phase II includes:
 - Hotel areas with cabin (250 Cabins on 40 acres of land)
 - Sports centre (10 acres)
 - Golf course (35 acres)
 - Nature walks & jogging trails and horseback riding (30 acres)
 - Residence (5 acres)
 - Storage and sewage (6 acres)




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Hotel Design cont.


- Hotel guest rooms
 - The rooms will be built in a three-storey block with eighty-four (84) standard and luxury rooms, and sixteen (16) penthouse rooms on the top floor.
 - All rooms will be equipped with the amenities associated with a 3-4 star facility.
- Supporting and recreational facilities
 - 2 Restaurants
 - Amphitheatre
 - Marina (provide berthing for up to 40 vessels)
 - Commercial Shops
 - Beach




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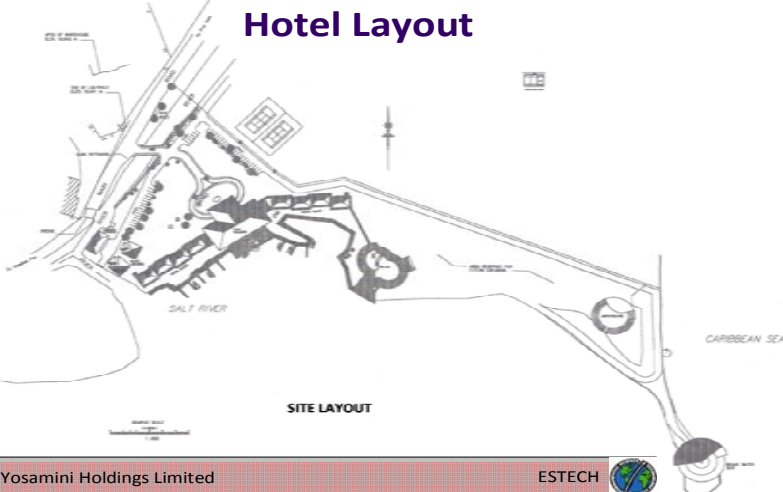
Hotel Design cont.


- Infrastructure and Services
 - Improving beach and coastline
 - Improving surface water drainage,
 - Improving water supply and distribution
 - The provision of a sewage treatment plant
 - Perimeter fencing for security
 - Renovation of workshop and dry dock
 - Landscaping and parking



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Hotel Layout



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Duration & Benefits

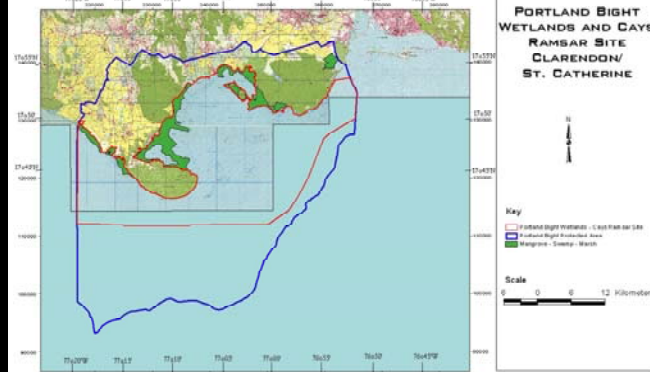
- Construction slated to last ~ 15-18 months
- Minimum Potential Employment
 - Pre-Construction
 - 40 workers
 - Construction
 - In excess of 40 workers
 - Operation
 - 80-120 employees
- Significant social and economic spin-off benefits through construction and support services

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Receiving Environment



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Terrestrial Findings

- Inland terrestrial regions comprise two vegetation types:
 - Thorn / scrub savannah, and
 - dry limestone forest
- Two endemic avifaunal species were identified in the avifaunal assessment
- These were not dependent on the forest habitat

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Terrestrial Findings cont.

- | | |
|------------------------------------|----------------------|
| ● Red Mangrove | ● West Indian Ebony |
| ● Black Mangrove | ● Pigeon plum |
| ● White Mangrove | ● Maypole |
| ● Freshwater Fern | ● Red Birch |
| ● Salt Wort | ● Dildo Pear |
| ● Yellow Allamanda | ● Bottle-cod Root |
| ● Caribbean Pine | ● Mustard Shrub |
| ● Reed | ● Wild tobacco |
| ● Acacia | ● Seaside laurel |
| ● Bull thatch / Thatch palm | ● Yellow Candle wood |
| ● Red Cordia | ● Susumber |
| ● Cacti | ● Rosemary |

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Marine Study Area



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Marine Study Area



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Potential **NEGATIVE** Impacts

- ❖ Changes in Natural Drainage
- ❖ Sedimentation
- ❖ Fugitive Emissions (During clearance & construction)
- ❖ Noise & Vibration (During clearance & construction)
- ❖ Aesthetics
- ❖ Waste Management
- ❖ Sewage
- ❖ Loss of Biodiversity

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Potential **POSITIVE** Impacts

- ❖ Increased direct and indirect employment
- ❖ Increased local, regional and national economic activity
- ❖ Increased social development in the parish of Clarendon and in particular the Salt River Community and other close communities in its vicinity.


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Impact Mitigation

- **Noise, Fugitive Dust, Air Pollution**
 - During construction
 - Introduction of a water sprinkling system as necessary
 - Landscaping during operation for permanent solution
- **Erosion, Sedimentation, Silting, Run-Off to Sea**
 - Property will be landscaped and adequate drains put in place.
 - Landscaped areas will minimize any run-off

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Impact Mitigation cont.

- **Storm Surge, High Water Table**
 - All buildings with adequate setback from high tide mark to reduce risk of damage during storm events
- **Sewage and Wastewater (Effluent/Odour)**
 - Biodigester Septic Tank and Tertiary treatment system to be put in place with regular, scheduled maintenance/monitoring carried out to ensure no foul odour or seepage
 - Water conservation to be practiced throughout hotel
 - Provisions in place for storm events

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Impact Mitigation cont.

- **Socio-Economic/Cultural/Change to Beach Profile**
 - Beach will be modified to improve aesthetics
- **Solid Waste Handling and Disposal**
 - To be handled by a licensed and approved Waste Haulage Contractor
- **Noise, leaks, exhaust from construction implements, petrol/oil/lubricant storage**
 - All equipment to be monitored through all phases of work


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Environmental Monitoring

A monitoring plan will be developed for approval by NEPA. This will be implemented to ensure that the project complies with sound environmental practices, NEPA's standards and the core environmental values to be put in place by Yosamini Holdings Limited.

Monitoring will be done for the following phases:

- Pre-construction Phase
 - Preparation of land and surrounding environment prior to construction
- Construction Phase
 - Erection of new physical structures and modification to coastline
- Operational Phase
 - Hotel operations in compliance with guidelines and terms established in the EIA and conditions set by NEPA and other relevant regulatory agencies

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APPENDIX 6

Attendance Register

ATTENDANCE REGISTER

Name	Company / Affiliation	Contact number
BANINGO & GARDNER	Jasawani Holdings Ltd	824-4605
Natalie Davidson	NEPA	754-7540
Richard Nelson	NEPA	754 7540
Ruth-Ann Lacey	NEPA	754 7540
Orville Grey	CD & A	929-8824/8023
Doran Beckford	CD & A	929-8824
Selford Morgan	CD & A	"
Raquel James	Stenographer	"
Shernett Solan	Salt River	-
Camile Solan	Salt River	396.4076
STEVE MORGAN	Salt River	3617227
Tandi Ann Johnson	Salt River	260-0090
D. Brandon HAY	C-CAM Foundation	382-8543
Nardia Smith	Salt River	
Gues Streete	Salt River	356 1302
Donald Blake	Salt River	
Ric Kearney	SALT RIVER	409-5801
Carlton Gore	Tarantula Dist	405-1648
H. G. Wint	Tarantula Dist	4489675
J. Brown	Salt River	
S. Mahan	Salt River	4677-150
Y Hewitt	SALT RIVER	369 1928
Lell. H. Thompson	Salt River	4774111
Anthony Elliott	Salt River	406-1047
Amsley Fughi	Salt River	
Everet Whyte	Salt River	
Junior Foster	Salt River	433-6374
George Ellis	Tarantula	886-6274
Nashara Morris	Salt River	509-8028
Carst Young	Tarantula	377-4008

THE ENVIRONMENTAL IMPACT ASSESSMENT (EIA) FOR THE CONSTRUCTION OF THE HERITAGE BAY HOTEL & MARINE RESORT		
Name	Community/Affiliation	Number
Delford Morgan	CD & A	929-0023
Doran Beckford	CD & A	"
Orville Grey	CD & A	"
Daisy Thomas	SRC Association	361 9524
Dwight Gordon	Old Harbour	9955889
Davian Smith	Salt River	459-1461
Vivia Simpson	"	373-3507
Neville Public	Salt River	"
Dwight Bailey	"	409-5686
Kaipu Wong	"	481-4520
Missel Solan	Salt River	480-247
Brynel Pettigrew	Salt River	396-2798
Doug Lawrence	Salt River	396-4076
Angella Clarke	Salt River	848-7694
Calvin Morris	Salt River	404-9405
Comile Solan	Salt River	396-4076
Joycelyn Scott	Salt River	392-9535
Ann Sutton	C-CAM	877-7335
Roy LANKESTER	MONYMUSK GUN ROD TILLER CLUB	9959020
JENNIFER SKEETE	SALT RIVER	887-2846
Sharon Reid	Salt River	859-1007
Ajahi Crook	Salt River	855-6074
Roy Maye	Salt River	362-8686
Donna Simpson	Salt River	457-6999
Karen Campbell	Salt River	5068037
Angella Stewart	Salt River	4336377
Sandra Cole	Salt River	477-355
Jurriel Foster	SALT RIVER	4336377
DANVILLE PATTON	SALT RIVER	4130158
Danville Patton	SALT RIVER	4130158

