

Chairman: Ladies and gentlemen good evening. Let me welcome you to the Public Presentation on the Environment Impact Assessment Report for the proposed development on the Pellew Island right here in East Portland.

Let me just ask to you stand while we sing the National Anthem, before we begin.

(National Anthem Sang/prayer)

Thank you very much. Because our Anthem is also a Prayer, we will all ask God to accept it in a dual way this evening. We all agree, if we all agree say, amen.

Audience: Amen.

Chairman: Thank you very much. Ladies and gentlemen, this time let me ask Mr. Jeremy Millingen to come forward and do the welcome introduction. Jeremy is also the Project Manager and the Architect on the Project. Let's give him a round of Applause. (Applause)

Mr. Millingen: Good evening everybody, good afternoon. As you know, we all know why we are here and we are hoping to present to you a project that is very sensitive to everybody here. I would like to give a special welcome to the people who live in Port Antonio, people who see the island seven days a week, 365 days a year and to those people here who are extremely sensitive. We know that this can be tackling and we want to show that the impact is at minimal. We would also like to talk about the advantages of this proposal and we hope not to use too much - for the local people - we don't want to use too much of a technical jargons as to the happenings that is taking place here. But we will look forward to getting everybody's feedback and constructive feedback.

QUESTIONS AND ANSWERS SESSION

Chairman: Ladies and gentlemen that was Dr. David Lee and we welcome Mr. Robert Miller

Chairman: from Bio G T Solutions Limited and we have Mr. Conrad George, the Attorney on the project.

At this time we welcome the questions, we ask you to keep them short and to the point. And please ladies and gentlemen, let's be respectful of each other. We welcome your questions. There is a microphone so we ask that you form a line behind the microphone so that we can hear you clearly. As you do, please say your name and for those of you who don't know me, my name is Colin Bell, I am the Programme Director at Satcum Cable.

Thank you, Sir, go ahead.

Mr. Wong: Good evening I am Al Wong, and I am living near a recycling company, and I am concern about this company after this project is finished, who will be responsible for, I will say the director for all the waste. Thank you.

Chairman: Could you repeat the question, because we are not totally sure of the question.

Mr. Wong: Are they going to direct the taking up of the waste or are there going to be directors of the company or it will be private?

Chairman: It will be a private contractor.

Mr. Wong: Thank you.

Mr. Lamay: Good evening my name is John Lamay and I am president for the Portland Environment Protection Association and I dare say that our president emeritus, Mrs. Margaret Gauron who is somewhere in a fight to maintain the integrity in the environmental stewardship is right here, much respect to her over the years.

I have a number of concerns and please I am going to ask the Chair to be nice to us, it is the people's business and we are not going to hurry this one. So although I know that people want to get out of here, I really don't want to

Mr. Lamay: hurry because I have a number of things...

Chairman: If you go to the question then we will save some time.

Mr. Lamay: No, we have to set the pace you know, if you don't set ground rules on the ground, then you don't know what you are going to violate. I don't expect you to hurry this one alright. If there is anybody who wants to leave, but I am going to recommend strongly that we hear the dispute. I won't be long necessarily...

Chairman: Sir, if you come with the question then we will save a lot of time.

Mr. Lamay: Okay, don't rush me please.
First thing, I really am very concern about the use of the term 'appropriately' in the EIA that is too vague, I want something more specific, I want some standards, I want some figure so that if we need help, we know where to find it. So don't use the term 'appropriately' please, save us.

Mr. Lamay:

'Properly' has no place in this modern technological age when we use figures, standards and specifications and what you call them now units.

Thirdly, regularly maintained like wise we need specs and I love what you mention about the 'no anchor zone' that is very good. And I also like the environmental management plan and that is assuming that there is a permit that is given and, I am so scared of what I hear concerning some of the negative impacts, but I don't think we really should give a permit unless all that is required by specification is adequately addressed.

The waste management possibilities still very vague and we not so sure who will be responsible because whatever we do as human beings we are going to generate a lot of waste we should be very careful with that. And also an overarching concern is in the name of the island, what is it I call Pellew

Mr. Lamay: Island. Why do they call it Pellew Island? It is named after someone who disappeared in a storm around the turn of the last century. Normally when you build on an island that is so exposed it is usually a military fortress not an ordinary dwelling. I don't see how that construction can stand a storm surge or a heavy tidal wave or what you call it, tsunami, I have no faith in that kind of construction I have not seen any evidence.

So what I am saying here, short of a fortress how can we guarantee that the lives of those that we are going to be exposed will not be compromised, are we going to evacuate the entire area? This parish thrives on eco-tourism and the fact that there is bird life there means that it will be compromised. Maybe a tree that you say must be removed will have the nest of the last bird that is domicile there, so we can't just take it that bird life is

Mr. Lamay: minimal et cetera. Plus what is the noise standard for birds that are nestling, what is the noise standard. How do you know that it does not disturb the birds? We really might not know.

Let me just mention quickly. Does the EIA cover the remedies available to us citizens if we do like what is going on there is there? Is there scope for a class-action suite just in case, the neighbourhood watch, or it cannot be part of a neighbourhood watch because we won't be able to watch what is happening there it is almost like a foreign country, right. Does it permits us to be able to examine what is happening on the island closely and can we have any remedies? I would sincerely hope that you will be able to address that.

My final, point here, the EIA clearly states that the nitrates are high. We know that nitrates are one of the major

Mr. Lamay: problems in terms eutrophication nitrification and also compromising the water Jamaica coast. The reef is also very heavily compromised, and I see Dr. Lee heading and I know you agree with that part of it. We also know that some of these things take time as in the inclusion in the Marine Park. One two, three up to ten, fifty years is a short time in terms of the time-warp concerning with good environmental standard, and the stewardship we must hold, and the legacy we give to the next generation and they will never forgive us if right now we do something that will compromise the future of ecotourism, the future of what they see as a beautiful virgin island that they want to look at as is for the future, so let us be very careful.

We are saying also that it is not in a pristine state and we say - I think you mentioned something that most - the contamination might be from most of the

Mr. Lamay: villas that are located along that strip in the Blue Lagoon area. Can you define it, instead of saying most of the villas, give us 90% or 20 out of 30 as the case might be so that we can narrow it down and we can have a handle on the quantities because we are going to follow this one very carefully. I myself have written about this in the public domain, and believe you me I strongly believe that based on that environmental impact that you have outlined in the EIA a permit should not be given, but there should be alternative types of activity for this our beloved Pellew Island. Thank you.

(Applause)

Dr. Lee: Thank you, Mr. Lamay, I will try my best to run through the points you are making. Certainly for the purposes of the presentation I did used the word appropriately if you read the EIA itself, it does speak of standards of noise and, water quality and treated

Dr. Lee: effluent and air quality, certainly those will find its way into a permit if it is issued. With regards to environmental management and monitoring plan, it is actually required by NEPA that it be a part of the EIA, it does not predicate whether there will be a permit or not. The Terms of Reference for the EIA did not say go out and find who exactly is polluting the Harbour. I want to focus on that, in the sense that the Lagoon area and the reefs are already severely impacted, this project will put in place mechanisms where it will not cause further exacerbation of that situation. The tertiary treatment plant that is envisaged, when it is properly run, can produce effluent of a high water quality standard, and it is for the managers, to focus on getting it to run properly, and to ensure by constant monitoring that it does work properly. Did I leave off anything else?

Mr. George: Very briefly you did mention the class action, the possibility to bring the class action in the event that anybody fail to comply with what susceptible - it is always possible to bring illegal action for public nuisance, private nuisance or any other disturbance that constitutes a wrong in law. You have a private right to do that, and if there is a group of people who feel aggrieved at any point of the Part 21 of the procedure rules you can bring a class action.

Mr. Lamay: Sir, the strength of the construction it was not addressed.

Mr. Millingen: Regarding the strength of the construction everything in Jamaica is - our seismic zone is four to five and anything that is designed in Jamaica anywhere has to speak to the seismic guidelines anywhere in Jamaica. So it really is not worst on Pellem than

Mr. Millingen: anywhere else and it is a life safety issue and has to be dealt with through the engineers.

Mr. Lamay: Storm surge?

Dr. Lee: Storm surge especially with global warming is an issue. However, I would like to say I'll like to take my chance on Pellew for a storm surge over the villas on the shore.

Mr. Lamay: My concern is this - it might well wash over at Pellew, yes that has to do with God, but the fact that you make a slide remark does not take away the fact that...

Dr. Lee: No, no Pellew is higher than those villas on the main land, so it is less susceptible to storm surges. Now, it runs the risk under the same building codes for any private property on the island right, than any private individual accepts. We live in a hurricane zone, we live in an earthquake zone, it is not public property.

Mr. Lamay: (inaudible)

Dr. Lee: The point is, that the buildings there will meet the building standards when built as any other building on the island of Jamaica.

Ms. Gauron: I have a lot of questions because there is a lot that I don't fully understand about this whole project. But the first thing, since we are on the storm surge subject let me just bring this. How many people were here for Allan, Hurricane Allan? How many people saw the Trident Hotel whipped out, I mean mean flat. But obviously Pellew help to protect the houses on the shore it was the first one to get the highest impact and it was not one way it was three and the hurricane moved passed us on the shore, it doubled back and hit the shore three times, each time there was a surge of something like 30 to 40 feet that hit these houses on the shore but it washed..

Member: (Inaudible)

Chairman: Sir, we are asking you if you have a question please join the line. Please let us do this orderly and she is on the floor we are asking you not to disturb her. Go ahead Mrs. Gauron.

Mrs. Gauron: What happened was that it actually washed the island pretty clean just about everything, it also knocked off an end of the island and it did a tremendous damage, everybody was evacuated from the Blue Lagoon and not only did it deal with the houses like a bomb on the shore, it actually took all their sewage and deposited it in the Blue Lagoon. It washed down rubbles from everywhere in the Lagoon. So what I am saying is that we are not really thinking about the power of the sea because this was really a tremendous surge. And apparently, according to old timers from what I am hearing that is not the first time it happened like that. There was another one prior to that, this is 1980, and

Mrs. Gauron: there was one in 1944 and another one in 1904 that absolutely wiped out Pellew Island.

Now we get into this the rest of this and I just going to make a point on this. As far as storm surge are concern you say you are going to have someone on the island keeping a log. All of the Blue Lagoon houses had to be evacuated; there was not a single soul there to keep a log of anything. And I mean big refrigerators, I did not see anything like it, I took pictures of some of it actually everything inside was blackened in these houses, it was like a bomb hit them.

Now the next thing is, you have eight habitable rooms per acre, there is going to be actually 11 bedrooms. Now how many bathrooms go with the 11 bedrooms?

Mr. Millingen: When you apply it and you submit your plans to the building department it is based on the habitable rooms, it is

Mr. Millingen: not based on the number of bathroom, they don't count the bathrooms.

Mrs. Gauron: I think we should.

Mr. Millingen: Yes, it is but the habitable rooms are then tied to assuming there is one bathroom per habitable room. So you may have a habitable room like a living room is a habitable room, but you may not have a bathroom attached. Or you may have a family room and there is no bathroom attached, so a habitable room doesn't necessarily mean there is a bathroom connected to it. So I would assume if there is say five bedrooms there will be five bathrooms and a powder room for example but that has been addressed in the sewage calculations. And just to speak about eight habitable rooms per acre, it is an acre and a half so it is not - it is less than that, you have to take into the consideration the extra half acre, as oppose to - just to give you

an understanding. If we were to use the same density that is on the coastline you will be able to build 25 villas on Pellew, but we are building two.

Mr. Millingen: the coastline you will be able to build 25 villas on Pellew, but we are building two.

Mrs. Gauron: So you are going to have 2 bedrooms?

Mr. George: Two villas.

Mrs. Gauron: Two villas. Okay, now how many are there, are also staff quarters as well beside those villas or is that included in the number of bedrooms?

Mr. Millingen: There are no staff bedrooms.

Mrs. Gauron: There aren't any, they are all part of the plan?

Mr. Millingen: I am sorry but according to the guidelines legally we are allowed a lot, but in terms of what we proposed, NEPA and the building department, we are allowed seventeen habitable rooms and we are at twelve.

Mrs. Gauron: On the mainland?

Mr. Millingen: No, on Pellew. We are under the guidelines.

Mrs. Gauron: Okay, so now also many people will be employed on the island fulltime once this is finished with construction?

Mr. Millingen: Approximately 12 or 13.

Mrs. Gauron: The other thing, the length of time of the construction is what timeframe have you got there?

Mr. Millingen: We are looking at approximately 18 months.

Mrs. Gauron: Eighteen months?

Mr. Millingen: Well, if they are built together it is 12, if they are built in a staggered manner it is 18.

Mrs Gauron: Which means that the dust and the debris and the...

Mr. Millingen: The dust is just the initial stage of the excavation. The dust - what they call it - the fugitive dust is not carried out throughout the project.

Mrs. Gauron: I am thinking about the people who are actually on the mainland who would be subjected to the noise of the construction and all of that. So they have 18 months, so anyone hiring a room

- on shore/villa would then be subjected to the noise and all the things from the construction. So that does not
- Mrs. Gauron: give for a - it does not make for a very happy winter season for the people who have their houses on shore. Also the sounds carries up the hill, I can hear every jet-ski that is down there. So are we going to have that as well?
- Mr. Millingen: We are not going to have any motorized craft over there. Just to answer the dust question, I don't want to evade that. The dust is just in the initial stage of the construction, but Dr. Lee has already addressed that, that we can use - like any construction site in Kingston or Coho Rios, we wet the site and we maintain the dust suppression- we compress the dust.
- Mrs. Gauron: With what water, how are you going to get the water across to the island? The water and the electricity, how is that going to happen?
- Dr. Lee: By connection underground through a...

Mrs. Gauron: A pipe coming under the sea?

Dr. Lee: Yes.

Mrs. Gauron: And you know that NWC cannot even send water to Fairy Hill much less send it to anybody. And I don't know where you are going to get it because I don't get it from them anymore; I get it from the sky, so good luck. Anyway let's not get into that. Swimming pools, you say something about swimming pools, are you going to use chlorine?

Mr. Millingen: Yes.

Mrs. Gauron: How many swimming pools?

Mr. Millingen: Two.

Mrs. Gauron: Two swimming pools okay that is something I did not notice.

Mr. Millingen: Small plunge pools.

Mrs. Gauron: But still chlorine?

Mr. Millingen: Yes.

Mrs. Gauron: And you are going to have some chemicals there?

Mr. Millingen: Yes, absolutely.

Mrs. Gauron: Also what about - the timeframe you said is 18 months now is this project

going to be insured against any kind of problem because we already got the

Mrs. Gauron: trident sitting there half finished with no money. Now where are we getting the money, is it all guaranteed and cleared?

Mr. George: Can I ask whether you are asking whether a bond will be in place?

Mrs. Gauron: It gives, I am wondering if you are going to have it very clear that this is going to be the timeframe and there isn't going to be a hold up because you run out of money to pay the workers or something like what happen at the Trident.

Mr. George: I don't think there is any..

Mrs. Gauron: So you got the financing very clear?

Mr. George: The financing is in place.

Mrs. Gauron: Okay and you have insurance in case you have a hurricane in the middle of all of this and you have to deal with it?

Mr. Millingen: As any construction site by law we have to have various insurances in place construction all risks, private

property all risk, property insurance
it is stated as per any project

Mr. Millingen: anywhere in Jamaica that you have to
have insurances for protection personal
accident et cetera.

Mrs. Gauron: Okay fine and you are going to take -
you got water, you got a pipe going
under and you are hoping that NWC may
give you water okay. Now what about
the electricity are you going run lines
across the sea?

Mr. Millingen: No, no under water Cable.

Mrs. Gauron: Under water cable, but you are not
going to have generators?

Mr. Millingen: There is a generator on the mainland.

Mrs. Gauron: There is a generator on the mainland if
everything else fails?

Mr. Millingen: Yes.

Mrs. Gauron: What about mosquitoes, how you are
going to deal with those?

Dr. Lee: Pest control.

Mrs. Gauron: That means spray?

Dr. Lee: Or plants.

Mrs. Gauron: I don't know, there is all these day to day things you know, you are going to run into and you going to be thinking

Mrs. Gauron: about this and then you are going to have your security on the island. Does that mean that nobody can go on it like fisherman if they have to go for something you know they can't get a kotch there - the security is that going to keep everybody off the island?

Mr. George: As I understand it, this is private property, anyway it has always been private property.

Mrs. Gauron: But it has never been built on before?

Mr. George: No. But it is private property.

Mrs. Gauron: So anyway, nobody can go there anymore. Alright that is interesting. And garbage course, I think that is enough but thank you. But do watch out for those storms winds and for the National Water Commission because that project that they have been on is still six months or five years overdue.

Chairman: Thank you Mrs. Gauron. Ladies and gentlemen, can we just keep it to questions please and can I just ask you - it seems like people have lots of

Chairman: questions so let's leave it to two questions per person maximum.

Audience: No.

Chairman: Everybody wants to make a speech. Alright, so can we keep it to questions only - Alright go ahead my lady.

Ms. Rease: Good evening my name is Shannon Rease and I am a representative from the Portland Environment Protection Association and the US Peace Corp. I have apologies for my CEO he is on his way here but he specifically wanted to address this point. We were looking into the Town and Country Planning for Portland Provision of the government Order for 2006 and there are three places in there that we have some questions about if it allows for development on the island. I don't expect you guys to answer that tonight

we will definitely welcome an e-mail but I am going to give you the page numbers and the policies. Page 110 policy C-13...

Mr. George: Can I ask you if you have copies available?

Ms. Rease: This is our office copy, sorry I do not. I could e-mail you the information or I could show it to you afterwards okay.

Page 110 policy C-13 page, 113 policy C-21 and page 156 policy UC-5; basically what we are looking for is clarification and if this area and if this area is included in this policy or not. So were you able to get all the information that I told you, you were able to write that down the policies and numbers?

Mr. George: Well it is very difficult for us to answer a question like that without seeing exactly what it is that you are referring to.

Ms. Rease: Do you have an e-mail address because I can scan it and send it to you tomorrow if you would like me to?

Mr. George: Send it at ceg.hmf@cwjamaica.com

Ms. Rease: Okay I will give it from you after.
Thank you. (Applause)

Ms. Guellatte: Good evening, I am Carla Guellatte. One quick question is, this meeting has still the power to change the ideas to built the two villas or no, or the decision has been taken already? I am asking you if in this meeting we still can think about a different proposal and solution, or if the decision to build the two villas has been taken already?

Chairman: This meeting is a consultation only NEPA as I understood it can give permission.

Ms. Guellatte: I believe I was told that the decision was taken already.

Chairman: Let me just finish. This meeting is also a requirement of NEPA, so this meeting has to happen before NEPA makes

a decision; so as far as I understand no decision as being made.

Ms. Guellatte: Then my question is, I come from Port Antonio, would you sell the small

Ms. Guellatte: island which is in front of New York where there is the Statute of Liberty or try to defend it as a common patrimony for everybody. Pellew Island or Monkey Island for me is a monument, a natural monument in this area. (Applause) I would have...

Mr. George: Naturally, I appreciate the sentiment that you have expressed, but pardon me if I describe it barely as a sentiment. We are talking here about private property...

Ms. Guellatte: I am not finish yet.

Mr. George: I do apologize.

Ms. Guellatte: It is a private property, but when I have I have seen the very punctual presentation from Dr. Lee, I saw in the analysis of the possibility, the possibility to call it as a natural heritage or a monument. And I have to

Ms. Guellatte:

congratulate myself about how you use the media because there were three options build a villa, build a casino, natural monument. Natural monument was is it is going to be slow, we need funds, there will be somebody doing the maintenance it was a way to show us in a very discouraging way that we can't have a monument in Portland. And we will have to have two private villas on the most beautiful spot that we have in Port Antonio. You are free to choose but when you do a presentation I am asking you the dignity, not to present the villas as a beautiful thing and the possibility to have a monument as an option which has no value and which will cause a bag of money, so let it stay. I would not like to hear something like this again.

My last question is mitigation, Sir, means that there is a damage. So if you say we can mitigate this or we can mitigate that, are you aware that we

are going to make a damage. Thank you very much. (Applause)

Mr. George: Thank you, Ma'am, on your reference to national monuments, but as you are

Mr. George: aware no offer to purchase this piece of land has been received from the State, and accordingly, the only similarity between this piece of land and the New York pieces of land which you referred to is that they are both islands, this is private property.

Mr. Beckford: I am Colin Beckford, goodnight everyone vender from the Blue Lagoon area born and bred seen a lot. The Pellew Island witnessed many hurricanes that have passed Hurricane Ivan and the only villa along the shore that the Pellew Island has saved was the one at Norwich Point just behind the Pellew Island. When we have major storms all those villas along the water there the owners - we are fully matured now, we get all the information when the surfs are coming, hurricane watch the villas

owners they make up preparation and put away their stuff bring them, take away and prepare for the hurricane surges. So immediately after the hurricane

Mr. Beckford: finish, less than 2 week after everybody is back in businesses, like - and Pellew Island has never damages, I have seen it so the points there are referring to as Mrs. Gauron say that it is there to protect all villas during hurricane storm I don't buy that. And also I am asking for the people of Port Antonio...

(Sotto voce comments by Mrs. Gauron)

Chairman: Mrs. Gauron, while you were on the floor I asked him to keep quiet, so therefore I am going to ask you to allow him. Go ahead, Sir.

Mr. Beckford: The villas, the owners, who are here presently they know for sure that the Pellew Island for development, as you can see, you use the Pellew Island as a photo-scenic and most of the pamphlets that you sold to your guests to your

villas has welcome to Port Antonio over the years that have passed by have benefitted you in person. What I am seeing as development on the screen

Mr. Beckford:

previously with that villa in site also it can be very scenic also for the benefit of we the local people who are interested in eco-tourism. (Applause) Because the island is there, for many years I have seen it, it is not contributing to us. And for a project like this we are very aware of what was produced earlier, of all the possibilities, all the sewage control, all the damage effect, all the mitigation proposes to what we have seen there is totally under control. So we are asking you the people of Port Antonio. Mrs. Gauron mentioned the Trident that have been closed and worrying about money, so we hope that these people this project don't - this project don't fall into the same trap where money is lack because we are

looking forward to a development. We have the Dragon Bay closed, we have the Blue Lagoon closed we are in for development we are suffering, and even the Prime Minister Mr. Golding didn't want even the Spanish investors to be stopped because of the environmental law and regulations. Mr. Lamey you are from the Portland Environment Protection Association, I am asking you to think carefully, look carefully into the project and work along with the project development. Thank you.

(Applause)

Mrs. Andrade: Good evening my name is Daniell Andrade, I am from the Jamaica Environment Trust, and I just have a few comments to make.

One of the issues that have arisen from this development is the issue of access to the island. In your survey that you did, your socio-economic survive you did say that a certain percentage of the persons were surveyed, I think

fishermen and boatmen used the island to carry tourists there and presumably earn an income from that. There have also been some talk about analysis of alternatives, that is if the island

Mrs. Andrade: were left alone and undeveloped then traditional access would change...

Dr. Lee: May.

Mrs. Andrade: May change. I just wanted to mention, and you can feel free to correct me that, by law, the foreshore which is the area between high tide and water mark is public property, it is owned by the Government, vested in the government... (Applause) ...cannot be privatized. So your reference to access, the use of way prohibited by this development or otherwise I find to be somewhat a misconception I just want us all to be on the same page where that is concern.

Mr. George: We are definitely all on the same page and that applies to the whole of the island, the foreshore is...

Ms. Andrade: All around Jamaica, that area cannot be privatized..

Mr. George: Precisely.

Mrs. Andrade: And if anybody wants to swim or carry a boat on to that area of the island they

Mrs. Andrade: will be free to do so, that ties the understanding with this development.

Mr. George: Absolutely.

Dr. Lee: But they cannot come ashore.

Mrs. Andrade: Well, as long as they stay between the high tide and the low tide mark.

Mr. George: That is the case throughout the length and breadth of Jamaica, it applies at San San it applies to all of the land in the area including this piece of land which just happens to be an island, there is no other significance to it.

Mrs. Andrade: Further, I also had an issue with your analysis of alternatives. You did point out two alternatives, one was having a natural spa, the other was having a private house and you said that the impact would be similar to the

development you are proposing. However, you said you would have less of a socio-economic impact. Why is it then that this proposed development is seen as the best alternative to these others, what is the reason for that?

Mrs. Andrade:

Dr. Lee: Which one?

Mrs. Andrade: You said the natural spa and having a private house have less of a socio-economic impact than a proposed development. I didn't hear from you during this presentation why it is in light of all of that you still felt this proposed development was the best one?

Dr. Lee: Because in that aspect there are economic - local economic multipliers.

Ms. Andrade: I suppose you mean it is more economically viable to have the development.

Dr. Lee: The local community will benefit from jobs and job opportunities, and economic spin-offs.

Mrs. Andrade: We hear that all the times.

Dr. Lee: I did say that in terms of significance it wouldn't be a great one but there is a quantifiable opinion.

Mrs. Andrade: Further, I wanted to mention how to get a comment from you regarding the Solid Waste Management Plan. You said the Solid Waste Management Plan will be developed. Since one has not been incorporated in this EIA, I am presuming you mean once your permit and approval has already been granted you will develop a Solid Waste Management Plan. What opportunity does it give the members of the public to, at some point in stage, become involved or participate in what that plan entails? We have heard about these other plans and measures that you are proposing, no one here knows what that Solid Waste Management Plan will be and at the time they would be able to find out what it is or when it would be developed. The approvals would have been granted, it would have been a done deal, I am not

comfortable with the fact that none was put forth in the EIA.

Dr. Lee: It didn't have to be put forward in the EIA, it would be a condition of the permit that one be developed and it has to be approved and accepted by the regulators.

Mrs. Andrade: I understand what you are saying, I am just saying I have a difficulty with the fact that being a curtail component or one of the things you are using to mitigate against the impact, it is not part of this EIA, it is not a part of the public consultation process, that is my only contention in that regard. I also wanted to speak about - you know every body must be familiar with this climate change you yourself mentioned rising sea levels and all of that. We have a policy in Jamaica, costal management policy that speaks to set back limits of at least 50 meters. How is it that we are not here sitting in a room considering developing a

- small island, I just fail to understand how in light of the fact of this policy
- Mrs. Andrade: that is before us, how this is a consideration?
- Dr. Lee: The project will have the set-back, it will comply with those standards.
- Mrs. Andrade: All around the island? With the exclusion of the dock and whatever else you have around it? The exclusion of those structures and so on.
- Dr. Lee: The dock is a modification of the foreshore which will have to be permitted - the buildings have to have the 50-foot set back.
- Mr. Millingen: May I, the buildings are required to have a 45-foot setback. Now, as you may know there is a formula, that the higher you go the setback is reviewed so at that height that we have we can come right to the edge of the setback. And if it was on the foreshore, I have to say the villas because they are right there, and there is zero setback on those. So they have allowed us to

apply the same formula for the setback, so as you know, as I said, the higher

Mr. Millingen: you go the closer you come to the shore. So the setback is not a problem due to the height.

Mrs. Andrade: Thank you. Could you tell me what is a height, just for my records is?

Mr. Millingen: We don't recall exactly but the highest point is sixty feet.

Mrs. Andrade: The highest point of the island?

Mr. Millingen: Yes, but as I said it varies. As you go around there are some low points, high points, it varies.

Mrs. Andrade: You did mention that you would be using the sewage effluent for irrigation purposes. But you did not say where would be irrigated. Has that been contemplated?

Mr. Miller: The landscape areas would be irrigated. At this stage the landscaping plans have not been finalized so obviously I cannot tell you the exact square footage to be irrigated. However, we do have containment tanks so that if we

should have heavy rainfall over a period of time, we could store that water, disinfect it and then use it back at a later stage.

Mr. Miller:

Mrs. Andrade: So if it were - since you are unsure of the acreage or the space that will be used for irrigation, you are saying that in the event that it turns out that you don't have enough space, you might store it in tanks?

Mr. Miller: No, no, we will have enough irrigated land space. I can't answer your question verbatim, exactly at this stage because the landscaping plans have not been finalized, so I can't tell you how many square meters of land will be irrigated. We know that most of it will.

Mr. Millingen: I just want to address that a little bit. First of all most of the island is going to be kept preserved in the state it is in. So where you see these slopes of two to one up to 30-degrees we are not going to be doing any landscaping

on those. So most of the landscaping would be on the top of the island which will allow for more percolation; so it is not going to be heavy landscaping, so whatever little landscape we used we will be irrigating but most of the island we are trying to keep it and preserve it as is. So all of these cliffs you see and all of these areas we are not touching them at all.

Dr. Lee: Just to add to that. It is important to note that, the treated effluent that we expect to generate is very small; it will never be able to irrigate everything, it will have to be supplemented by rainfall or by potable water.

Mrs. Andrade: Thank you. My final question - well we could probably follow on to what was said earlier. You did say that the highest point of the island was 60-feet roughly 60-feet and it varies between 60 and - I am not sure, but you did say it was high, in other words. How many

stories are these buildings that will be built on this 60-foot?

Mr. Millingen:

One.

Mrs. Andrade:

One storey?

Mr. Millingen:

One on the 60-feet, but it steps down and will be built.

Mrs. Andrade:

Oh so the two will be built on a lower level than the 60-feet.

Mr. Milligen:

We are going to work with the existing topography and whatever it gives we just take that.

Mrs. Andrade:

So nobody will see them anyhow, nobody will see these buildings?

Mr. Milligen:

From the street side no, but from the north side yes, because there is less vegetation on the north side. There is less natural vegetation currently on the north side.

Mrs. Andrade:

But from the south side you won't see it?

Mr. Millingen:

Practically not.

Mrs. Andrade:

Thank you. (Applause)

Mrs. McCauley:

I am Diana McCauley, I am from the Jamaican Environment Trust and the

first time I hear that thing not being able to see was the Bahia Hotel in Runaway Bay, which is why I wanted what you guys said first to be recorded.

Mr. Millingen: Diana, just regarding sweetie just regarding that I didn't said it would not be seen, I said that was not our priority for it not to be seen. But the fact that we are putting all the development on the north side and leaving the landscape on the south side the chances of seeing are very slim because we are not touching it.

Mrs. McCauley: Three stories, two stories that is what I was not clear on?

Mr. Millingen: No, they are going to be one, there will always be one story but it is one story above grade. But if there is a building at the 60-foot height they maybe structure below that - there maybe a room below that. So it is a difficult question, there will always be one storey above grade.

Mrs. McCauley: But when you walk in the front door, you are going to...

Mr. Millingen: You are walking into one storey; there is no up there are just downs after that.

Mrs. McCauley: Okay, I have some remarks from Professor Ted Robinson, he is the Professor at the Marine Geology Unit at the University of the West Indies so they are not all questions, I a sorry but he asked me to give these remarks here. He says that the geology is incorrect Dr. Lee. He said the type locality is Pellew Island formation, it is not a coastal group, but it is the white limestone group. And it is overlaying by the younger San San formation. And he wants to know who is the geologist that you used, he found in general that the professionals used in carrying out this study should have been stated in the study. He asked if you found the "burrowing echinoid *Meoma*" he said it used to be very

common, so the fact that you did not find it he wants

Mrs. McCauley: to know if it is gone extinct. Did you look for it?

Dr. Lee: Did not find it.

Mrs. McCauley: He says, and this is something I would like to support him in. That the sea water, the marine water quality is well above acceptable standards in some parameters and surely the approach should be to do a sort of Bay wide clean-up, reduce those pollutants to acceptable levels before there is new development which is simply going to add the loading to an already compromised situation. And I would like to support him on that.

Dr. Lee: Diana, I must say that with the development as planned, it should not add loading to the Bay. I support you that the bay should be cleaned up.

Mrs. McCauley: We will get to the as planned part, because I am very much a veteran on

these meetings and the plans. He said that insufficient attention made to climate change, to the potential

Mrs. McCauley:

effects on climate change and on the island, the reefs, all the marine ecosystem is hardly mentioned in the EIA. Okay so those are his comments and I just wanted to support the one about cleaning up the Bay.

Moving on to my own comments, and I am going to just stop and ask you to answer so that we don't get a very long list.

Mr. George:

Diana, could I just interrupt you to ask. When you say you support his comments regarding the cleaning up of the Bay. What exactly are you proposing? Are you suggesting that this ought to be the responsibility of those developing this particular development or is this a responsibility that you would wish all of those who are owners around the Bay to undertake?

Mrs. McCauley: I am actually speaking to the regulators, the ones who protect the public interest and they are ones who are hopefully at this meeting, I

Mrs. McCauley: believe they are here and they are going to hear the concerns of the public and it is for them to decide since the baseline water quality standard is at a certain level, that there should be no more development or whatever it should be phased. So it is the regulators I am speaking to. I am actually not sure who the developer is since it is not mentioned in the EIA, and I wonder why that would be, Mr. George?

Mr. George: You asked the question as though it were a rhetorical question?

Mrs. McCauley: It is kind of rhetorical. I want to know have you considered the damage to the benefit communities, the animals living on the bottom of the sea by the conduits to be taken for water and electricity.

Dr. Lee: Say that again.

Mrs. McCauley: You say that the conduits for water and electricity are coming under the sea.

Mrs. McCauley: So I am asking about the damage to the benefit communities.

Dr. Lee: There will be damage, a lot of it through sand channels and a lot of it through sea grass. The important impact by that conduit is actually potential damage to the sea grass which is why it should be closely monitored and replanted if it doesn't grow back

Mrs. McCauley: Are you aware of the success of sea grass replanting in Jamaica?

Mr. Lee: No, but I know that it is possible worldwide.

Mrs. McCauley: It is very poor. So the chances are that through both the docks, because although I hear that you are going to be using special machine to put in the piles they are still going to shade whatever is under there, and if they shade sea grass they will die. So there

are going to be implants to sea grass, and if there is going to be replanting then it has to be very specific, it has to speak to some policies right. And I find the whole EIA missing, it does not consider some important policy situations NEPA has a no net loss of sea grass policy so that should be outlined clearly, the amount of sea grass that is at risk should be stated and 'Platty Naimey' asked for specifics, yes we need specifics and we need to know where that replanting is going to take place. There is the insufficient detail about the whole sea grass removal and replanting situation. With regard to the sewage, the effluent from the sewage - I am sorry I forgot your name -

Mr. Miller: Robert Miller.

Mrs. McCauley: Mr. Miller, is the type of treatment going to strip the nutrients, the nitrates and phosphates?

Mr. Miller: Absolutely, yes.

Mrs. McCauley: So the quality of the effluent at the end is potable.

Mr. Miller: No, it is not potable; we wouldn't recommend it as potable. It is

Mr. Miller: tertiary treated, we are dropping out all of the nutrients the phosphates, the nitrates, which I might add at the same time according to the guidelines of NEPA will not be necessary when we are using this final water for irrigation. However, we are going to be reducing them sufficiently to meet the standards for surface discharge.

Mrs. McCauley: Thank you. With regard to the comparison that you presented Dr. Lee, you seem to have asked people how they felt about keeping the island in its natural state, some people said national monument, other people said a casino, a spa, those kinds of things but you did not presented the percentages, you did not say how any people wanted it kept in its natural state, how many people wanted the

casino, the spa and I wondered why that was not done?

Dr. Lee: The fact is that everything - any suggestion that was made was analyzed

Dr. Lee: whether it was one person or ten people or a hundred people.

Mrs. McCauley: What I am asking was it a 100 people who wanted a national monument and one who wanted a casino...?

Mr. George: Diana, can I merely interject. It would have been most unwise for him, he not being a qualified pollster to come with percentages or anything of that sort because...

Mrs. McCauley: But he has given other percentages, Mr. George, he has given percentages of people - the 37% who didn't want it and the 44% that did want it, he has given us percentages in other aspects. So I think he is - I know him quite well, I think he can calculate a percentage.

Dr. Lee: I can, I just don't see the logic or the value in doing it.

Mrs. McCauley: The logic is, if you spoke to a hundred people, did 85 of them want it in its natural state, one casino, one natural monument or was it 95% who wanted a casino?

Dr. Lee: It does not matter, if they want it...

Mrs. McCauley: Yes, it matters. (Applause) I think it matters.

Dr. Lee: Because?

Mrs. McCauley: Because if you are going to speak to speak to people and ask what they want, then we need to know whether it is a minority position in your survey or a majority position.

Dr. Lee: Whether it was a majority or minority position it was analyzed.

Mrs. McCauley: I made my points. With regard to the policy environment, I said that I felt that there were something that you did not consider for example the question of the sea grass replanting. There is also to my knowledge a draft policy on islands and cays in Jamaica which I think you should review to see what the

over all thinking is. Like the sea grass policy I don't think it has been finalized but it gives an intention. And the Peace Corps lady who asked about the Portland Development Order,

Mrs. McCauley: she asked I think, I couldn't quite hear what she was saying. But she asked whether it covered the cays, is that right, was that the substance of your question? Well we have the preamble from the development order I think it explicitly include the cays so I think the EIA consultant should look at the Portland Development Order which is in its final stages, it is not one of those that is just starting out, it is in its final stages what exactly is the thinking for the development of the parish as regards its islands and cays since this is one of them.

Dr. Lee: When we get a hold of the Parish Development Order we will.

Mrs. McCauley: Well I think you should try very hard.

Dr. Lee: I will.

Mrs. McCauley: Last thing, mitigation plans okay, not last thing, second to last thing mitigation plans, plans are not mitigation measures okay. What I have seen over almost 20 years is these

Mrs. McCauley: plans developed and they are never implemented, so it is not enough to just stand up and say there will be an environmental management plan, or a waste handling plan there has to be explicit commitments to the implementation of these various plans. It is not the plans that are the mitigation measures; it is what is contained in those plans that may mitigate some of the damages you have outlined.

Dr. Lee: In the EIA every time it mentions a plan it says developed and implement. We suspect that NEPA will use that as a conditionality in a permit if is issued.

Mrs. McCauley: That would be very unusual. Lastly the question of access, is it easy for you

to pull up your picture of the architect drawings of the island, or is that too difficult.

Dr. Lee: The plan the elevation which one?

Mrs. McCauley: The elevation, the one showing it neatly nestled in the tree, the pretty one. My question is about access, I know there are people in this room who use the island they make their living by taking people to visit the island. The beach that is there is the foreshore, okay it is part of the island that is publicly owned. Are the people who currently take visitors to the island for purposes of picnic, viewing going going to able to continue to do so, or will the security guard posted on that picture stop them?
(Applause)

Mr. George: Diana, the question you ask is, I think easily answered. The public access regardless of how the island has been used in the past is legally stipulated and provided people comply with the

legal stipulation then obviously they are entitled to use such parts of the island as come within that.

Mrs. McCauley: So they can pull up their fishing boats on to the beach and have their jerk chicken?

Mr. George: Provided they stay within the area publicly stipulated as being entitled to receive public access.

(Picture being shown to Mrs. McCauley)

Mr. Dougall: Good evening, I am Alex Dougall; I am a recent property owner, at San San North Point, opposite the island. Perhaps more importantly, I have been coming to San San since childhood, so it is a place that I have a very strong affection for and I have wanted to own a place - my wife and I, she has also been going there since she was a child and we have wanted for most of our lives to own a place there and we were lucky enough to acquire North Point since last December.

Mr. Dougall:

Three years ago approximately we received an e-mail asking us to sign a petition against developing Monkey Island. Three years ago we had no thought that we would ever own a property at San San and we both individually, really without consulting each other decided not to sign the petition. We now find ourselves in the rather odd position of owing the property right opposite Pellew Island. I have tried to think about this in a very dispassionate way and in terms of what is fair. I will certainly love to see what I know as Monkey Island remains in its natural state, I have no desire to see it developed. But I also, as I said, think that there is a sense of fairness that has to obtain and has to be brought into the mix. And the fact as I see it is that, when a title was granted for Pellew Island it was granted with covenants that will allow development. In my view, those

Mr. Dougall:

covenants probably shouldn't have been agreed to, but as I said I am trying to deal with fairness here, and the fact is that they were agreed to, and the island has been owned by several different persons or corporations on the basis of those existing covenants. So those are my conflicting thoughts. One of fairness to the current owners, and one in terms of the fact that I would love to see it remain natural, and that it is such a wonderful landmark in Jamaica.

All my life I am particularly, over the last six months I have spent a huge amount of time swimming up and down San San Bay, and swimming as we are right opposite Monkey Island I have spent a lot of time swimming around Monkey Island and, it is really a magnificent spot. I have spent a lot of time talking to people who have traveled the world, who have access to beaches around the Caribbean and who know other

Mr. Dougall:

parts of the world and I can't find anybody who can tell me of a Bay on the planet that has more to offer than San San Bay. I have never boated through the Bahamas, but I have spoken to many people who have. They tell me about water on little islands up in El Zumbers or whatever the area is called, that are as beautiful, the water is as beautiful and may be even more beautiful. The coral reefs are as beautiful or may be even more beautiful. But they also tell me about the fact that these beaches are surrounding islands that are desolate, bare, where the water is a few degrees cooler than it is in Jamaica and than it is in San San Bay. And that the water temperature, that difference in water temperature is huge in terms of enjoying the ocean. And they also tell me about the presence of large shark populations. I use the Bahamas as an examples because it is so close and it

Mr. Dougall:

so magnificent. You know, we hear about Turks and Caicos and we hear about many beautiful places in our region, but I can't find anybody who can tell me of a natural ocean environment that has the combination of factors that San San Bay has water temperature, protection, clarity of water, marine life and to a large extent the absence of predatory fish, or predatory creatures whether they are fish or whether they are jelly fish or whatever. So - and then there may be other places out in the middle of the Pacific Ocean where you might find, you know, it has rainfall and it has vegetation and it has all of the things at San San but how do you get there. So, what I am saying is that we are dealing - when we are talking about San San Bay we are talking about, to the best of my knowledge, in terms of a combination of factors, what could be either the most magnificent bay on the planet or you could count on your five

fingers, it would be amongst base on the planet on your five fingers.

So I just want to say to the developers that I am not unmindful of their

Mr. Dougall:

rights, but what we are dealing with is, it would be wonderful if there is no financial need to develop this. If it was in ownership hands where if you could make a US\$5 Million out of it, it would not really matter. But as I said, I respect the ownership situation on the island, I respect the fact that it is privately owned, I respect that there are covenants that allow development in a certain area. But I do ask that, we really take seriously of the fact that this is a totally unique habitat and it would be a real shame to damage it. And I think what Diana McCauley was referring to earlier is that once permits are granted and people get in there, it is very hard in Jamaica to control what happens.

(Applause)

Chairman: Thank you very much, Sir.

Mr. Gray: Good evening my name is Rose-Roy Gray, I am from one of the people who make my living in the Blue Lagoon Community.

Mr. Gray: What I am really looking at is my livelihood is coming from the Monkey Island where I would take people to small plane for hours, two hours, three hours on the island and I would make notice that whenever they build a building on the island there will be no more people like me to take people on the island snorkeling. That is what I am really about tonight.

Mr. George: NO, Sir, I don't think you have to worry about that. Snorkeling will not be affected by anything that takes place on the island. Snorkeling is in the sea, so I wouldn't worry.

Mr. Gray: What we really do, is we take people to the island, we leave them there they swim on the island, around the island beautiful photographs, beautiful pictures, back to the beach then from

the beach back to the Blue Lagoon that is what I am really concern about.

Mr. George: I understand your concern, Sir, and your concerns are probably similar to

Mr. George: those expressed by many people who used lands which although privately owned..

Mr. Gray: I am not against the people who want to build on the island, but we Jamaican people would like to have the access of the island, no problem with building but the island must be free for us, the beach, the beach must be free for us. Thank you very much. (Applause)

Mr. George: Thank you very much, Sir, you have accurately stated the legal position.

Mr. Millingen: I just want to respond to the gentleman also. You understand that the access as you have now will be maintained that will not be stopped, you make your livelihood.

Mr. George: I am being very precise in the way I answer the question, Sir. Your access to the parts of the island which are publicly owned will not be spoilt, will

not change. What you said accurately stated the legal position.

Thank you Sir.

Mr. Gay: We need it in writing.

Mr. George: You don't need it in writing Sir; it is already in the statute. It is part of our other law.

Mrs. Walker: Barbara Walker is my name; I have a very simple question. When we started this meeting we sang our National Anthem part of that National Anthem says, "Jamaica Land We Love" my question is this, if this indeed is Jamaica Land We Love, why do we have to build on every last virginal spot in this country from Lucea to Pear Tree Bottom to Pellew Island? (Applause)

Mr. George: Thank you, Ma'am, Jamaica land we do love, but much of Jamaica lands love it as we do is built upon, some of it is publicly owned and built upon for public purposes. Some of it is privately owned and built upon for

private purposes. It doesn't mean we don't love it if we build on it.

Ms Benjamin: My name is Suzie Benjamin, I have two questions. Are you really expecting us to believe that when your eleven

Ms Benjamin: bedrooms are filled with two guests each and you have twenty-two (22) people on the island, and two or three boatmen pulled up with six or eight people in each boat to snorkel and enjoy the beach, that those twenty-two (22) guests are not going to object to the sixteen (16) or so people come up on the boat and the security guard is not going to tell these people to leave. You really think that is going to happen?

Mr. George: The simple answer to you Suzie is that those rights pertains in relation to every resort, villa other wise used beach area in the whole of Jamaica and, it does happen that way in some places and frankly it doesn't have to happen that way in others. We all know

certain place where it does not happen. Our instructions are that this place will be conducted correctly.

Ms. Benjamin: Okay the second question I have is exactly what kind of a boat you are

Ms. Benjamin: going to use to come and pick up all the dry poop out of your sewage treatment? You said that the solids are going to be picked up by boat and moved from the island, so I just wondered what kind of a boat was going to be doing that. Not motorized, I understand it is a row boat I am understanding. And what are we going to put all these solids in and how are we going to be moving it?

Mr. Miller: The treatment system which we are using, the SBR produces the amount of solids that it produces in twelve months is infinitesimal it is not even five liquid gallons. So it is very very easy to remove that.

Ms. Benjamin: So what kind of a boat and how are we going to remove it, in what kind of container?

Mr. Miller: A large motorized boat.

Ms. Benjamin: In what kind of container?

Mr. Miller: Plastic container.

Ms. Benjamin: And who is going to empty the sewage treatment into these plastic containers, and how we are going to make sure there is no spill?

Mr. Miller: Well it will be managed by the staff on the island. It will be supervised by the private contractor who will be picking it up and disposing of it. And these are contractors who are now currently providing services to resorts everywhere in this island.

Ms. Benjamin: Okay the last point I had which just flew out of my head. Oh, your I think it was EMMP, your plan, I noticed that all of the monitoring in that plan was by yourselves, the contractor and the other project manager don't you think it would be more effective if it was

monitored by somebody who was impartial and objective?

Dr. Lee: The monitoring in the EMMP is what the proponent has to do if it gets into the conditionalities of the permit. NEPA has an independent monitoring system of

Dr. Lee: their own and so they will also be able to monitor. Also the Ministry of Health and the Parish Council has under their laws, that is what is it by law, they do.

Mrs. Lowe: My name is Mary Lowe, this is the question on behalf of myself and Marlene Dixon. She asked me to come along on her behalf as well. She is my house keeper to check out the duration of the project and the socio-economic effect on her. She actually said, 'how long is it going to last and will I lose money on it?' So having heard what you said today, I can go back and tell her it will be eighteen (18) months, we are not likely to get many visits during that time. We might have to put

her on short time and she certainly won't be getting any tips. That is what I got from this meeting. Have I not got the right picture, that report should carry back to her and several of the other housekeepers who have

Mrs. Lowe:

expressed an interest. She said some of the boatmen want to know whether their income will be affected over the eighteen (18) months. The lawyer currently said that everybody has got access to the beach, they will be able to go on the beach, but I don't know how many tourists would actually want to go snorkeling when all the construction is going on for 18 months. Some of the boatmen seem to have confusing idea about whether it is a good idea to build on the island or not, one wonders what the logic is that they want building on the island that is going to put them out of business for eighteen (18) months I cannot see the logic behind that. But is that

true that the people's livelihood along that stretch is likely to be affected badly during those eighteen (18) months?

Mr. Miller: May I ask, are you a resident of that area?

Mrs. Lowe: Yes.

Mr. Miller: Can you recall if there were any problems when any of those villas were being constructed. In terms of..

Mrs. Lowe: Yes, there was.

Mr. Miller: You will bear with me please; those villas are very exposed, very unlike Pellew Island. The construction itself would hardly be seen from the road, less of it, cannot be seen from the sea because that is even lower than the road. And it is also removed by a couple of hundred feet from the land so the effect would be a lot less than anything that was constructed on the land.

Mrs. Lowe: I don't think you quite understand the question. It was while the construction

is going on from the base of the land to the island that decreases the desirability of tourism visiting in that area at the time.

Mr. Millingen: The access to the beach area will not change during construction and we don't

Mr. Millingen: see any reason why that is because we are not storing - that beach area is not going to be used as a storage area for anything at all. So the beach is there the associability is there for the fishermen. But also I can't promise you but I can pretty well assure you that when the construction is over you would not even be able to tell that the construction is over.

Mrs. Lowe: My question precisely is the eighteen (18) months socio-economic effect of the people that work on that stretch.

Dr. Lee: The projections are that with a phased approach and with the continued access that I suspect that it will continue in some - it wouldn't be the same way but very much the same manner. And on

the other hand, there are jobs created for construction and operation.

Mrs. Lowe: So I must tell my housekeeper she is to go for construction now?

Dr. Lee: I am not sure how to answer that question.

Mrs. Lowe: I am not sure, she wants me to come - she is not here, she wants me to go back and tell her what I have heard. And when you brought up the socio-economic factors that were not mentioned so I want you to address it now.

Mr. George: I entirely understand your concerns, Ma'am.

Mrs. Lowe: Thank you. What am I to tell her, that it is not going to be affected?

Mr. George: The objective of everything that has been presented to you this afternoon has been to identify honestly and fairly the impacts that are possible and likely and to outline for you the most comprehensive methods of dealing with each of them individually. The

purpose of this is to have a consultation, to listen to the concerns that are expressed by everybody and to act upon those. And the experts here have heard everything that has been said and doubtless if there is

Mr. George: constructive suggestion that can be assimilated I am sure it will be.

Mr. Scott: My name is Gary Scott; you speak about here using electric power glass bottom boats to move people from the mainland to the individual jetties. You also spoke about landing craft; will the landing craft be non-motorized vessels?

Dr. Lee: The landing craft to moving people?

Mr. Scott: No, to move building materials.

Dr. Lee: That will be motorized.

Mr. Scott: What sort of motor, diesel engines, gasoline engines what?

Mr. Millingen: Gary, I would have to get back to you on that. I think it is diesel all I have is the displacement and the...

Mr. Scott: You also mention the displacement being three foot six draft at the rear and 18 inches at the front.

Mr. Millingen: And it is the front that is off loaded.

Mr. Scott: I understand. The approach to Pellew Island 50 feet at least off the beach, the depth of the water area is more than 15 inches, I think you need to

Mr. Scott: have a look at that. And particularly where you have cited the two jetties the one that is on the East side of the island, at mean tide there is no water there. And, if you are using a diesel powered boat with sharp driven propellers the damage that will be done to the seabed moving steel, cement, lumber that sort of wait over to the island is going to be tremendous.

Mr. Millingen: First of all, the access for construction will not be from that eastern pier. Also we will check on that 50-foot that you just mentioned. And as I said the shallow draft is at

18-inches, but the door, the front door is open to 12-feet.

Mr. Scott: How long is the...?

Mr. Millingen: They have three, and I think the one we want to use is 40-feet, but we will check what is available. We are still negotiating with what we really need. But again we are going to stress that - obviously for everybody and the owner

Mr. Millingen: of the island - obviously they want to - there is nobody here that wants to destroy that island especially the people who are going to develop it. I mean, they are going to take every precaution they can to preserved it; it is in their best interest too.

Mr. Scott: More importantly than the depth of the water there is absolutely no water where you are showing the jetty there at the eastern side of the island that is right on the actual reef and mean tide there is no water there.

Mr. Millingen: This plan is diagrammatic, but apart from that we are going to definitely

avoid the reef. We are aware of the reef on the eastern side and we have looked at it and in fact coming on to that little bay there, it is in fact fully of debris from the last hurricane so we are going clean that little area out and bring the jetty a little further. But we are not going anywhere near the reef.

Mr. Lamay: John Lamay again. I just have three little considerations before I take my seat and rest my case...

Chairman: Before you go Mr. Lamay, let me just advise everybody that refreshment is behind there so you can refresh yourselves in the mean time.

Mr. Lamay: The sewage that is one of the major considerations because, if there is a sewage spill or quite a sewage accident or something that would compromise the integrity of the engineering that will go into the sewage system, we want to be sure that there is a fail safe consideration so that you don't have

anything reversible that will happen. And whatever we do here we just want to let the people know that nobody wants anybody to suffer to have all the rights and so on. We just want to be sure that all the considerations are going before we do something which we cannot undo, right. So it is just a matter for that part the sewage, the possibility of what can happen if the sewage system as well intended as it is, if it is compromised. What it will mean is that coliform material and otherwise will go into San San Bay and that will ended up snorkeling, nobody wants to be swallowing or do whatever it is that kind of effluent that kind of water or contaminated thing.

Mr. Lamay:

The other consideration is this, even though it might sound outlandish or it might sound crazy, but our advocacy says, we are going to ask if there will be a price that can be quoted for this island; so that whoever will, if a

millionaire somewhere or a millionaire wants to invest in it, if there is an alternative to sell this island as an alternative to put it in trust for the rest of mankind could a price be made as crazy as it sounds. Okay let the price be there so that, just in case.

Mr. George: Sir, to answer your question I am not aware of any such offer, but the owner

Mr. George: of the island I would suspect consider any offer.

Mr. Lamay: I hear you, very good, very considerate. And the other thing is this now; in terms of the water, I don't know if you want to call it grey water or tertiary treated water, I just prefer tertiary treated it is more potable than what is going into the system. If this is being used on the land, you are saying it is to be used for the gardens or as the case might be. If I am correct these are limestone formations, it means that based on the coral settings and the

honeycomb structure that I see in that area wouldn't it still end up in the substrata and being able to enter the sea?

Dr. Lee: The landscaping that has to be done would also need to bring in soil because the soil that is there now is very shallow. So it is either on the shallow areas that are there already

Dr. Lee: and it is clay, so it would form - I don't want to overemphasize this, but the infiltration rate on clay is very slow in comparison, so you cannot do the landscaping unless you are bringing in more soil or doing it on the solid that is there. And some of the soil will keep - depending on how heavily it's watered, will keep it away from the limestone.

Mr. Lamay: Okay, and finally does the covenants or do the covenants that are associated with this project prevent further increase in the carrying capacity or increase in the population or the

expansion to protect it against over emphasis or overload?

Mr. George:

Sir, The covenant merely says:- **"No building on the said land is to be used for any purpose other than as a private dwelling house, or as a guest house or as a hotel. And the value of any dwelling house, guest house or hotel with the appropriate building erected**

Mr. George:

on the said land and to be occupied therewith shall be aggregate be not less than two thousand five hundred pounds, private bathhouse and boathouse with a pier or landing stage may be erected on the island.

Water closet or absorption pits or septic tanks for the purpose of receiving sewage water, bath water and water used for domestic purposes shall be erected on the said land in accordance with requirements of the Public Health Authorities and no water except storm water waste or sewage water or effluent waste shall be

permitted or allowed to flow from the said land onto any land beach or road adjacent to the said land. All gates and doors in and or upon any fence or opening upon any road shall open inwards."

That is the totality of the covenant.

Mr. Lamay: It means that it does not protect against overstocking as it were with

Mr. Lamay: human beings. So it means that, the possibility exist that with the same private rights that the citizens have or the owners, it is possible that it might be compromised in the future. And all I am saying is that whatever happens, even if it covenant is sufficient I sincerely hope that those who have consideration for the future will be mindful of the possibilities.

Mr. George: Your point is well taken, Sir.
(Applause)

Mr. Lamay: Thank you.

Mr. Williams: Good evening, the name is Damon Williams, I am not sure if the question

was posed to you guys on the panel, but let me ask it again. The EMMP compliance, and other various environmental..

Mr. George: Excuse me, I cannot hear you, could you speak up please.

Mr. Williams: My question basically is these various mitigating plans which you have stated in your presentation, who will be

Mr. Williams: monitoring it? Will there be an independent body or will it be monitored by the actual contractor himself?

Dr. Lee: We answered that. The EMP gives the responsibility through the proponents but independent monitoring by law can happen at any time by three different agencies Ministry of Health, NEPA, Parish Council.

Mr. Williams: In terms of enforcement of these plans, it is up to NEPA, Health and Parish council to do this?

Dr Lee: Correct.

Mr. Williams: Thank you.

Mrs. McCauley: Mr. George, you forgot one covenant so I just want to draw your attention to it.

Mr. George: Which one is that, Diana?

Mrs. McCauley: Number one, "**said line shall not be subdivided.**"

Mr. George: That is not actually relevant because it has not been subdivided that is why I did not read it.

Mrs. McCauley: Well I just thought you were reading them all.

Mr. George: No, I just read from the physical overload question. Thank you for the help though.

Mrs. McCauley: Okay, I also got up to say, Mr. Chairman, I have been to many of these meetings and I want to thank you because I think you have accommodated concerns from the public it is does not always happen like that. And I also want to say that because - maybe this is your first time I don't know, but maybe, that everybody you have 30 days to send the written comments in to NEPA

about anything you have heard here tonight. So you can either submit them now, there is a form on one of the back of the pieces of paper. Also, there is a 30 day comment period and I will encourage those of you with additional concerns to submit them in that 30 days. After those 30 days NEPA will go into its deliberation period

Mrs. McCauley: and once a permit is issued it becomes a very difficult situation to do anything about.

Dr. Lee: They could also decide not to issue a permit.

Mr. Knight: My name is Jeremy Knight. I have one comment and two questions. Up until Gary's points I found the head table quite credible in terms of its thinking this process through. But I am extremely alarmed now that we have not considered what - we can't answer simple questions like what kind of fuel will be used for motorized craft for different building materials or, if I

can just finish the point. Here we have somebody with local knowledge going many years, decades off the island and just the way in which the responses were given on the floor one gets the feeling that this thing hasn't actually been properly thought through with all due consideration that is just a comment. I don't need a legal...

Mr. George:

It is not a legal response. The purpose as I understand it of this evening was for consultation to take place and for those wishing to develop to listen carefully and sincerely to the comments that would have been made. Mr. Scott's local knowledge is extremely useful and his comments were well taken. I got the feeling that Mr. Millingen, the architect was very keen to hear what he had to say about the depth, about the tides and about what draft was appropriate in the circumstances. I would hesitate before being critical of the process and of

the sincerity of those listening to the comments. Because frankly nobody can always have perfect local knowledge and the whole purpose of the consultation here is for us to have the benefit of the suggestions of people like Mr. Scott. So, we are very grateful for that kind of suggestion. I would ask you please not to be critical of that

Mr. George:

gratitude and the susceptibility to accepting the advice it is genuine. Thank you, Sir.

Mr. Knight:

I think we are on the same page. I would still make - I am afraid I still need to stick to my guns because I am alarmed that at a public consultation such factors that are so fundamental to the consideration of the potential damage appeared to be surprising to the head table. So I agree with you that the comments appeared to be favourably received, but it is just a comment and observation that in my view it affects the credibility of the amount of though

that is being put into this project today.

Mr. George: Thank you, Sir, your points are well taken, thank you.

Mr. Knight: I have two questions, could there be at any stage or are there any plans to construct any kind of docking facility around the beach that could restrict access?

Mr. George: Before I hand the microphone to those who are designed I would merely say yes, sir, nobody so far as I am aware is allowed to build any dock anywhere on this island without the approval of NEPA I am not aware of any such approval for such a dock having been sought. And I will hand it to Mr. Millingen who will tell you whether there are any such plans at all.

Mr. Millingen: No such plans, but I want to also mention, based on Gary's comment and as he said it is a feedback and in fact when I started my presentation I said the purpose of this meeting is to have

constructive feedback. And the whole idea is that usually when there are such disparities you get a better result and that is where we are going with this. In response to that, what Gary said also, I am assuming and I have discussed it before when there is a lower tide the Western side of the island will be the access and it is

Mr. Millingen: quite deep there so there will be no damage on that west side for that jetty there.

Mr. Knight: I am not going to belabour the point...

Mr. Millingen: Yes, I know, I am just saying that it is not ignored. It is sensitively taken.

Mr. Knight: The second question is, do you have any concerns regarding roads safety. This is one of my major concerns; Lot 43 really is a concealed entrance and as you are coming along the road around this bend just prior to Norwich Point what is being proposed is putting a four vehicle access point at Lot 43 and

for me it is a - it would represent an ongoing roads safety issue.

Mr. George: I am not sure I understand the question, Sir. When you say Lot 43, are you referring to the Island because my understanding is that Lot 43 is the island? Is it not 46 that you are referring to? I think it is 46.

Mr. Knight: In the presentation, you said 43, maybe I got it wrong. I mean the land access lot on which the car park is supposed to be constructed. Have you thought through what the impact will be on the road traffic flow and the fact that it is going to be concealed entrance? How cars will get in and out, whether it will require ongoing signs or people to direct traffic?

Mr. Millingen: Yes, I have met with NWA on it several times, and they have asked me to, like anywhere else in Jamaica, with all these curbs and corners to install mirrors and they have put it in as condition should we get approval.

Mr. Knight: You consider that to be sufficient?

Dr. Lee: No, we also indicated in there that there should be a flagmen and traffic management.

Mr. Knight: I am not talking about during the construction phase; I am talking about it being an ongoing problem.

Dr. Lee: Well, ongoing is the mirrors.

Mr. Knight: And my question is, do you consider that to be sufficient?

Dr. Lee: The NWA does, they are the ones responsible.

Mrs. Sutton: My name is Marion Sutton and I was born in and around San San. My family own land in San San from before I was born. I grew up swimming at San San Bay, Monkey Island, Princess Nina Island whatever you call it, it is part of who I am it nurtured me. And I am moved beyond words about what is happening here. How many people read the newspapers? I only knew of this meeting through the newspapers because I happen to have read the notice that was in

Sunday's or Monday's paper I believe. And so, you have here an extremely important discussion about what is supposedly an icon of Port Antonio an icon of Portland something which to us who are born here in Portland is part and parcel of who we are. And just because as a people we do not have

Mrs. Sutton:

sufficient funds to purchase that icon so we can have it, we can have people come in and say, well it is private property. And because it is private property, you feel that you can go ahead and make decisions which may have an impact in the long run, an impact which none of us once it started we can reverse. The investigation that was put forth has been very honest, at least you have identified the fact that there are no guarantees, spills may occur, accidents may happen, in and around Pellew Island and Pellew Island itself may be damaged and that damage could be reversible. I am asking every one of us

to think seriously about what is happening in Jamaica. We have a moral obligation regardless of the ownership of private property to ensure that the beautiful island of Jamaica that we love so much, that it is carried through into the future, that our children and our children's children

Mrs. Sutton:

can enjoy the beauty that I knew as a child, perhaps it is too late.

(Applause)

You talk about the hundred or more people whom you might have interviewed who are these people? Where they came from, what cross section of the population, who do they represent? The other thing is, Portland we know, has a very high percentage of illiteracy, over the whole of Jamaica, we have a very high rate of illiteracy regarding our environment. Knowledge and understanding of the environment is not something that we have really stressed across the population of Jamaica.

Portland Oregon is one of my most favourite places, I can drive along the coast of Portland Oregon and enjoy what is there; I can't do that in my own country and my heart bleeds because I know that if more people knew about what was happening here tonight, and if more of our Portlanders have the

Mrs. Sutton: knowledge about the environment, nobody would be able to build anything on Pellew island. (Applause)

Mr. George: Thank you very much, Ma'am. I would like to express agreement with what you said, save for the very last line of what you said. The concern of any responsible developer and our client is a responsible developer, is to ensure as far as possible that our heritage, our architectural show pieces crumbling as they may be, are brought back to life, our ecological treasures though they may be developed are not destroyed. I do agree with you that far too few people in Jamaica have any

respect for what there is around them let alone appreciation for what there is around them. But I would ask you not to class this development in that category. Every effort has been made to ensure that it does not have any adverse impact and such efforts will continue.

Mrs. Gauron: I have just one final question and it is about the insurance for the island once it is built. And from what I am learning having attended many of our member conferences across the world, is that insurance companies are not insuring islands anymore. And the nightmare that keeps recurring for me is, thinking of the disaster which I witnessed before, and thinking what happens if there is nothing to put it back after a storm, after everything has been destroyed, so that is my nightmare.

Chairman: Then we will get the island back, Margaret.

Mrs. Gauron: I have seen it with no vegetation on it, let's put it that way and I have a photograph.

Mr. George: Can I perhaps answer your question, Ma'am; insurance companies insure against risks, they insure insurable interests. Virtually no risk is uninsurable it maybe uninsurable at a

Mr. George: reasonable premium, but no risk is uninsurable. And if people have properties that are sufficiently valuable it will be insured. The intention here is to create a development that is of fantastic value both moral and actual, and I suspect strongly that that risk will meet with the insurers.

Mrs. Gauron: Well, you know something, will you have to get on very good sides or very good terms with God because I think he will take care of the whole development for you as times goes, thanks.

Chairman: Thank you, Margaret.

Ladies and gentlemen thank you all very much for coming. Let me once again remind you that on the back of the agenda there is a form that you can fill out and return it, and of course, as the young lady said you have a month in which to write to NEPA your concerns about the development.

Chairman:

Once again, thanks for coming, it has been a pleasure. Safe travel home and remember we still have refreshment down there.

Thanks ladies and gentlemen.

ADJOURNMENT TAKEN AT 9:26 P.M.

**VERBATIM NOTES OF PUBLIC PRESENTATION ON THE ENVIRONMENT
IMPACT ASSESSMENT REPORT, THE PROPOSED PELLEW ISLAND
DEVELOPMENT HELD AT THE PORT ANTONIO HIGH SCHOOL ON JUNE
18, 2009 COMMENCING AT 7:00 p.m.**

PRESENT WERE:

Mr. Colin Bell - Chairman
 Dr. David Lee
 Mr. Robert Miller
 Mr. Conrad George
 Mr. Jeremy Millingen

PARTICIPANTS

Mr. John Lamay	Ms. Yvonne Blakey
Ms. Anne Miller	Mr. Weston Jackson
Mr. Stapher Thomas	Mr. Doe Brown
Mr. Rose-Roy Gray	Mr. Thomas Anderson
Mr. Tyrell Coley	Mr. Dennis Stewart
Ms. Danielle Andrade	Ms. Jan Pavel
Ms. Shannon Rease	Ms. Barbara Walker
Mrs. Margueritte Gauron	Ms. Winsome Rodd
Ms. Carla Guellatte	Mr. Jeremy Knight
Mr. Patrick Montague	Mr. Colin Beckford
Mr. Timothy	Mr. Fitzroy Dunkley
Mr. M. Baugh	Mr. Normal Brown
Mr. A. Wong	Mr. D. Fagan
Mr. D. Williams	Mr. Owen Thomas
Mrs. Marion Sutton	Mr. John Sutton
Mr. R. Miller	Mr. Byron Roye
Mr. Ramone Hutchinson	Mrs. Susan Dougall
Mr. Alex Dougall	Ms. Diana McCauly
Mrs. J. Lowe	Mr. M. Lowe

AND OTHER GUESTS