

**REPORT ON THE
PRESENTATION OF FINDINGS
OF THE
ENVIRONMENTAL IMPACT ASSESSMENT ON
GOLDENEYE RESORT DEVELOPMENT
ORACABESSA
HELD AT
JAMES BOND BEACH, ORACABESSA, ST. MARY
ON
NOVEMBER 18, 2005
ON BEHALF OF
ISLAND JAMAICA LTD.**

Prepared by



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Purpose

This document incorporates a report on the public consultation requested for the Goldeneye Development, Oracabessa held on November 18, 2005 at the James Bond Beach, Oracabessa, St. Mary.

1.0 Background

Island Jamaica Ltd. will be undertaking a major resort development to be located on seafront lands it owns located at Oracabessa, St. Mary. The site comprises the 'old' Goldeneye property, formerly owned by Ian Fleming, well known author of the James Bond books, and 'new' Goldeneye, predominantly lands reclaimed by the government-owned Urban Development Corporation in the mid-1970's. The overall property is encompassed in several certificates of title, registered in the names of companies controlled by the Island group and Mr. Christopher Blackwell, the project's sponsor.

The development comprises the construction of resort villas, cottages and apartments, all of which will be sold. A resort rental pool operation is to be established and operated by Island Outpost Ltd that will require supporting hotel central facilities.

The development will be undertaken in two phases and involves the construction of approx. 24,000 SM (260,000 SF) of covered building area. 'Old' Goldeneye has 19 residential lots for sale with an average of area of 1,146 SM (12,333 SF). Of these 19 lots, six already have buildings constructed on them and they will be sold without further development. It is intended that the remaining thirteen lots will be sold undeveloped with purchasers being responsible for the construction of residences under the developer's direct supervisory control.

"New' Goldeneye has 55 residential lots for development including an apartment background "New' Goldeneye has 55 residential lots for development including an apartment site planned for 30 units. It is proposed that all construction will be carried out by Island Jamaica Ltd.

The resort development is specifically targeted towards the upper-income market. Owners of the cottages and apartments will be required to place their residential units into a rental pool operation to be marketed and managed by Island Outpost Ltd. This will be optional for villa owners.

The rental pool operation requires the construction of hotel-type central facilities including a reception lobby, offices, restaurants and bars, entertainment areas, spa, kitchens & laundry, swimming pools and other back-of-house operations. All units will be furnished and equipped by the developer.

An Environment Impact Assessment for Goldeneye was requested by NEPA and this was conducted by Environmental Solutions Ltd. and submitted to NEPA in July 2005.

2.0 Information Dissemination

Information on the Public Consultation was disseminated by way of printed media, personal invitations and a town crier. (Appendix I)

3.0 The Public Hearing

3.1 Date, Venue and Programme

The public consultation was held on Friday, November 18, 2005 at 11.00 a.m. at the James Bond Beach, Oracabessa. The session was Chaired by Ambassador Peter King. The Agenda for the meeting is given in Appendix II.

The meeting was fairly well attended with at least 80 persons signing the register. Copy of the registration sheets is given in Appendix III.

The presentation was made by Mr. Peter Reeson, Director and Consulting Principal of Environmental Solutions Ltd. (Appendix IV).

3.2 Summary of Question and Answer Session

The main issues raised in the question and answer session are presented below, details of which are presented in the verbatim report attached. (Appendix VI).

1. Historic importance of Santa Maria Island
2. Bird sanctuary at Santa Maria Island
3. Over fishing.
4. Coral reefs protection
5. De-silting of the Lagoon.
6. Proper treatment of sewage and use of treated effluent.
7. Spa effluent discharges.
8. Displacement of people.
9. Future public access to the beach and for fisher folks.
10. Application to lease the Lagoon.
11. Impacts of Oracabessa /Jacks River discharges
12. River training.
13. Water demand and resource management.
14. Solid waste management.
15. Skills and training to support the project.
16. Dust and noise, nuisance.
17. Beach access.

18. Use of solar and non-fossil fuel energy.
19. Squatting and uncontrollable settlement.
20. Use of area by fisherfolk for hurricanes refuge.
21. Development of a marine park.
22. Environmental education.
23. Employment

APPENDICES

Appendix I: Notice of Meeting/Advertisement

Appendix II: Agenda

Appendix III: Registration sheets

Appendix IV: Presentation by Peter Reeson

Appendix V: Verbatim Report

Appendix I: Notice of Meeting/Advertisement

NOTICE OF PUBLIC MEETING

There will be a public presentation on the environmental impact assessment report

OF: Island Jamaica Limited
Goldeneye Development Oracabessa, St. Mary

VENUE: James Bond Beach

DATE: November 18, 2005

TIME: 11.00 A.M.

The Public is invited to participate in the presentation by way of asking questions relating to the proposed project.

A copy of the environmental impact assessment report may be consulted at:

- The St. Mary Parish Library
- The St. Mary Parish Council Office, and
- The Oracabessa Foundation, Old Wharf Road, Oracabessa.

Appendix II: Agenda

Goldeneye Resort Development

**Presentation of Findings
Environmental Impact Assessment
James Bond Beach
Oracabessa, St. Mary
November 18, 2005
11.00 a.m.**

AGENDA

1. Welcome & Introduction Chairman, Ambassador Peter King
2. Purpose of Meeting Chairman
3. Presentation Peter Reeson, Environmental Solutions Ltd.
 - Environmental context
 - Proposed development
 - What is an EIA?
 - Environmental Impacts and Mitigation
4. Questions & Answers
5. Adjournment

Appendix III: Registration sheets

Appendix IV: Presentation by Peter Reeson

Appendix V: Verbatim Report

**PRESENTATION OF FINDINGS OF THE
ENVIRONMENTAL IMPACT ASSESSMENT OF
GOLDENEYE DEVELOPMENT,
HELD AT
JAMES BOND BEACH, ORACABESSA, ST. MARY
ON NOVEMBER 18, 2005,
COMMENCING AT 11.20 A.M.**

PRESENTERS:

CHAIRMAN: AMBASSADOR PETER KING

MR. PETER REESON: ENVIRONMENTAL SOLUTIONS LTD.

PARTICIPANTS:

Mr. C. Blackwell

Mr. D. Roberts

Mr. D. Hilton

Mr. A. Murdock

Mr. M. Irvin

Mr. C. Campbell

Mr. A. Robins

Hon. B. Pottinger, Custos of St. Mary

Mr. M. Johnson,

Miss M. Watt, Water Resources Authority

Dr. M. McGill

Mr. Jones

Mr. Balhi

And members of the community

Chairman:

Good morning, I am Ambassador Peter King, today I am your Chairman for this consultation - public consultation of the impact of the Goldeneye Resort Development on the Environment. I would like to welcome all of you.

This consultation is convened in accordance with the provisions of the NEPA Act, and in keeping with Principle 7 of the United Nations Environmental Programme decisions as goals and principles of environmental impact assessment, in terms of decisions 14 to 25 of the Governing Council of the United Nations Environmental Programme of 17th June 1987. I should point out, ladies and gentlemen, that the consultation is designed to provide direct involvement of the public, all those people affected, all the communities during the environmental impact survey. The idea is to have this discussion so that we can understand what the development is all about, for you to make your input as to your interest and where you feel this may impact on development. It is designed that the developer will be provide information, and this is going to be in the form of a presentation. We must carefully determine what issues you wish to be addressed and express them. The idea is not for you to be potted plants, but to actively participate and we welcome this and we encourage all of you to do that.

The process is, that once an application is submitted to NEPA, it is considered and then NEPA after the considerations determines if there needs to be a public hearing, and the developer is advised that certain steps have to be taken. These steps include notices being issued at least three weeks in advance in the Press, in certain public places like the library et cetera. All of this has been done in terms of the date, the time, the venue. The proposal, I wish to emphasize, is for each and

everyone one of the members of the public who are interested to have their say, and it will form a permanent record of the whole process.

We are very privileged to have here today with us, Mr. Christopher Blackwell who is one of the principals in the development, he needs no introduction, certainly not in Oracabessa. We also have representatives of the Mines and Geology Department, Mr. Jones and Mr. Balhi, we have representatives of the Water Resources, Mr. Danny Roberts and Miss Mitchell Watts. We have representatives of the Oracabessa Foundation, other members and citizens of the Community and we have Mr. Michael Johnson of NEPA, we believe there will be other representatives. Forgive me, and the Member of Parliament, Dr. McGill, particular welcome.

The next activity in business is going to be a presentation by Mr. Peter Reeson of Environmental Solutions. After that there will be the questions and answers. Before he proceeds, are there any questions at all? The procedures as outlined, anyone has any concerns or doesn't understand anything? May I proceed? Is it the will of the meeting? Thank you. Peter over to you.

Mr. Reeson:

Thank you very much, Mr. Chairman. Good morning everybody. I must apologize. The lighting may cause a little bit of a problem with the screen, too much light. But we will go through with it and I think you will be able to make out what we are demonstrating.

This is an introductory slide of the Goldeneye Resort Development and I am presenting the findings of the EIA that we completed a few months ago and it is subsequently the report being sent to NEPA and as a result of which we have been able to make this public presentation.

My name is Peter Reeson, and I am with Environmental Solutions. The purpose of the presentation is to allow Island Jamaica to formally share its development plan with the people of Oracabessa and the wider community. To present the findings of the Environmental Impact Assessment, to provide the opportunity for questions and answers related to the project or in other words “labrish” and to comply with the requirements of NEPA.

The content of the presentation. First of all, I will start off with the environmental context, show you what the general scene is like, a brief description of the site layout and the planning for the project. I will quickly go through, what is an EIA, and then deal with the environmental impact and mitigation that we have determined as a result of the study and finally, a summary and conclusion. The session will then be opened up for questions and answers.

The project proponent is Island Jamaica and the environmental context for Goldeneye, Oracabessa, St. Mary. This is a slide of the metric series map of Jamaica showing the square, that is the general site there, Santa Maria Island, Oracabessa Harbour, Goldeneye the location of the site. This is, an aerial satellite image of the coast, unfortunately we cannot see it very clearly, but here is the outer bank, this is where we are, at James Bond Beach and the Goldeneye property. We have Oracabessa, the town, Gallina further to the east and then Goldeneye, the old Goldeneye property as shown. This is an aerial view of 1992, an aerial survey photograph, and that is your orientation that is north. That is the outer bank, immediately behind my back James Bond Beach which is where we are currently situated. Oracabessa Bay which is off to your side there. There is the coral reef, and I will refer to this later, upon which the outer bank was

constructed in the 1960s by the Urban Development Corporation as a part of the port development which is abandoned. The Santa Maria Island and the area called the Lagoon which is surrounded by the Santa Maria Island is also connected to the sea at that opening, and also to the Oracabessa Bay, under a culvert right here. The dotted outline demarcates the proposed development Phase 1 and Phase 2 of the resort development. The existing environment, looking at the terrestrial or the land site first, the outer bank is a reclaim morass hill land not revetment, re-vegetated by pioneer species. Not much replanting has taken place, a lot of what you are seeing there was done naturally but there has been some market being supplied by planting for example in the way of dwarf coconuts. Santa Maria Island is well-wooded, vegetated with sea grapes, red mangroves, and other trees and then there is the old Goldeneye property, typical coastal woodlands with vegetation adapted to limestone terrain.

This photograph, illustrates the outer bank that is the causeway going out from the mainland, the mainland going out to the reclaimed area. A shot of the site itself, showing it fairly flat, and another perspective. The outer bank is filled with marl filled flats mainly covered by grass with some trees. The land is protected by a stone revetment more or less right around that is on the northern side. And on the seaward side also there is a snorkellers cove that is being created and then that is the view looking from the Old Goldeneye property out of the low cay beach which is on the northeastern corner of the outer bank.

Some photographs now of Santa Maria Island itself, the Lagoon that is Santa Maria right here and that is the boat channel, the Lagoon surrounds it, a close up of the mangroves around the basin of Santa Maria for most of its

part. The top of Santa Maria showing you the general layout of the trees, the land, and a lot of those trees will be kept as the development proceeds. Looking at old Goldeneye and basically the developers are trying to retain, recreate, and maintain the existing ambiance of the site, so the buildings will be set in amongst trees, very well vegetated area and there would be hostellers and structures right on the water, but basically taking advantage of the water and making it all very natural. Again, this is to show you, there is a house in there well hidden from the trees and the whole development will in fact achieve that appearance.

Looking at the marine system, the components there are a remnant reef crest which was filled in the 1970s which is the location right now of the overall outer bank and that was filled with material excavated from Oracabessa Bay as well as from nearby marl quarries. Oracabessa Bay has been partially excavated to provide some of the material for the fill, and then there is a lagoon surrounding Santa Maria Island. So you have the three; there is a reef that is being filled, there is the Oracabessa Bay and the Lagoon around Santa Maria. Except for the original Goldeneye Beach which you cannot see from here, all the beaches which you see around the development site are manmade. Just to give you an illustration of the general profile of a typical cross-section of the reef on the North Coast, to show roughly what happened, UDC put some boulders in the water and created a space and then filled it in with marl and sand, sand taken from the Oracabessa area, and then dumped on top of the pile. So basically, most of the main ecological damage that has been carried out on the site was done in those days when the coral reef was filled to create the outer bank. Looking at the aerial perspective and just to show the various marine habitat that we have

surrounding the development site. There is the coral reef along - fronting the outer bank, some reefs in front of James Bond Beach and then some around the southwest point here. The Oracabessa Bay is occupied by sea grasses, algie and patches of open sand. The lagoon itself is also covered with sea grass algie, sand and quite a bit of mud. This is well enclosed, and over the years there has been an accumulation of very fine materials. The main current flows along here and through the culvert and inward, depending on the tide through the opening and into the open sea and through the culvert into the Oracabessa Bay that remains flow there. The side arm here is fairly quiet and the flow restricted so that you are getting an accumulation of soft materials.

This is an underwater shot of the reef itself, of course you cannot see it too clearly - just to point out that, in fact, the reef itself is not in an excellent shape. It is fairly typical of the status of our reefs along the North Coast where you are getting varied amounts of living corals five, ten, fifteen percent maybe that is about the maximum. It just goes to demonstrate the reefs around Jamaica are in very poor shape and Oracabessa is not much different.

Looking at Oracabessa Bay itself, which is off to your side, it is used by boating interest, by fishermen docking and that is your open channel out to sea and looking back towards the mainland. Looking at the lagoon now from the Old Goldeneye, just to give you an idea of what it looks like. That is the open channel to the sea, that is Low Cay Beach, that is an underwater picture showing you the sea grasses at the bottom of the Lagoon. And that is a shot of the mangrove roots around Santa Maria Island which both - I am illustrating the fact that both are extremely important shallow water habitat and certainly underscores the

importance of this area as a marine habitat and as a sanctuary both for fish, shrimp, lobster and so forth. Those lines were outlining small schools of fish, again this illustrates the importance of the areas of nursery.

Looking at the marine water quality ESL back in 1994, ten years ago, did a survey of water quality around Oracabessa particularly for the early stages of this development and the general conclusion then, was the land runoff had a continual impact on water quality and as a result they were diluted, there was a nutrient, that is, phosphates, nutrients and so forth and also high suspended solids which is what you would expect coming off your muds and so for being washed off the ground soil erosion et cetera. The study that we got last year showed similar felt which is not much change over the past ten years and also to point out that the coliform bacteria are within standards and the conclusion is that, the water is safe for its intended recreational use.

Actually, we will make the recommendation that regular monitoring should continue and try to identify the specific source of the nutrients as well as the suspended solids and thereby try to mount a mitigation standard.

We are also recommending that ultimately the developer may want to apply for a Blue Flag Certification which basically is an international certification - that basically says that you have safe water for swimming and the proper services are being provided for swimming.

The natural hazards, I think we are all aware what these are, certainly it is very much a topical matter, the whole business of global sea will rise, for the Caribbean we don't have specific information for Jamaica, but we are looking at a half meter or nine inches over the next fifty years. And nine inches may not seem to be very much, but it is going

to have a very significant impact for example on our beaches. Let's hope the coastal dynamics would not have been severely changed by that level of rise.

Storm surges, the estimates for Oracabessa over ten years we can expect a point six meters storm surge within a ten-year return period, which means statistically every ten years you can expect to have surge of point six meters, and over a fifty year period you can expect to have one of one point five (1.5).

Now, I put in some numbers here for farmers, there are different sources, but it is rather interesting that in Falmouth, in fact storm surges are predicted there a lot higher that you would find at Oracabessa. Hurricane winds, of course the site is exposed to that as well as earthquakes and tsunami.

Community aspects, the population for Oracabessa is roughly about four and a half thousand persons, and there are several communities and districts which are adjacent to the development site which is Galena, Race Course, Canoe Pond, Hamity Mountain et cetera. The population is fairly stagnant in that it is not growing and as in most the rural areas there is a very high level of unemployment. In terms of educational facilities, there is Oracabessa High School and HEART/NTA also have a training facility. There is the Oracabessa Foundation and the Oracabessa Fishermen's Cooperative and Island Jamaica is approaching, as I understand it, an agreement with the fishers for it to have them move their boats from where they are presently docked inside the Lagoon to the fishermen beach on the other side. That is a picture of a small - not a canoe really but there is a boat going up the Lagoon. This is the area where currently several fishermen are mooring their boats it is near the causeway.

That is another prospective and just to show you pretty painted boats on the beach. The James Bond Beach or proposed fishing beach, that is the head quarters of the Fishing Cooperative, and you will find it is a view from that building looking out towards the Oracabessa Bay and the beach.

Okay, the proposed development project now. For buildings, this project is essentially a modification of an earlier proposal done in the 1990s for the water front development at Oracabessa. It is a high-end market you are looking at the high-end of the tourism market and also what is important is that it is a low density tourism development, so therefore you will have a very low ecological footprint and impact. Forty-six lots on the outer bank and ten lots on Santa Maria and in total twenty-two villas and twenty-two cottages which are concrete and timber uppers, concrete bottom floors and timber second floors plus some over-water desks. They will be ten, what you call huts, or rather nice names which are all timber buildings and there are going to be thirty apartments which are all made of concrete. There is a fisherman's square, I think afterwards you will get a chance to look at the master plan and better identify where you are with those locations. There are going to be five swimming pools, the central facility which comprise of a club house with restaurant, kitchen, lobby and offices, there will be a therapy spa, plus three spa suites hanging over the water, a restaurant and bar at Low Cay Beach which is on the outer bank, and a back-up house which is on the side, the entrance to the development.

Infrastructure and works, the roads will all be gravel topped, low impact in terms of impervious services, so it will be gravel topped and only service vehicles and golf

carts allowed. All the services; water, electricity, telephones, cable television, will be placed underground so that there will be no visual structures carrying wires and lines and so forth. There will be a standby generator. The power will be supplied by JPS, but in case of a power failure there will be standby generator with the associated fuel storage. There will be parking areas for staff, for guests - sufficient parking areas to accommodate the whole development. Staff parking and housing will also be provided on the other side of the main road and there will be a heavy emphasis on landscaping. I want to re-emphasise that the intention of the development is to recreate, and maintain the aspect that you will see on the old Goldeneye property. It is very much a soft, a very natural type of development.

Works on the shoreline, there will be wooden bridge built to connect Santa Maria to the mainland. The culverts between the Lagoon and Oracabessa Bay are going to be widened and a bridge built over it. There will be repairs to the shoreline protection. The photographs I showed earlier on of the outer bank and the stone revetment are there due to storm surge, damage has been done due to that revetment by storms and so there will be some repairs carried out to that wall and there will be some reclamation immediately behind me where they want to strengthen that point which will help to protect or give further protection to Oracabessa, particularly from north-western and also to create a space for a gazebo or some similar structure. Reclamation of the Causeway in the vicinity of the lobby and clubhouse basically reclaiming a very small area of land to put the structures on, and to allow for better fitting of structures.

There will be several docks and you can see that later on, on the master plan - but to emphasise there will be no boat refueling facility so there will be no chance of fuel being spilled into Oracabessa Bay. There will be some marine excavation, some boat docks being constructed on the outer bank, the water is shallow in that area in Oracabessa Bay. So there will be some excavation to allow boats to get closer to the shore and to dock. I mentioned earlier there is a shallow area in the Lagoon which will facilitate swimming.

Waste management, there will be a central sewage treatment system which can be located just around the corner coming the other way from Oracabessa, an extended aeration system that will meet the NRCA's effluent standards, it is a large plant, 80 million litres per day. Solid waste, that has been well designed for the restaurant, it will have chilled food waste storage facilities, there will be a compactor on the site and all waste will be removed by a designated contractor to the Haddon Dump in St. Ann which is the nearest local official dump.

Now what is environmental impact assessment? It is a process of systematically examining the possible consequences of proposed plans and projects. The result of the assessment is intended to provide decision-makers with a balanced appraisal of the ecological, social and health implications of projects implementation and of alternative courses of action. It contributes to the information base upon which a decision is made and assists in the design formulation of any environmentally sound development proposal.

I want to emphasize, "contributes to the information base" a lot of the NGO's assume that an EIA is the decision making tool and that if you do an EIA you are

obliged to tell the developer that you cannot do it. That is quite erroneous. An EIA is simply gathering the environmental information that allows an informed decision to be made.

What is an environmental impact? It is any change in the existing condition of the environment caused directly or indirectly by human activity. So this development just by its very nature will have an impact or several impacts, some good, some bad and the important thing is that they can be eased, they can be assuaged, they can be mitigated. To visualize an impact assessment, if you think in terms of superimposing your project, if you take your master plan and then superimpose it on the aerial photograph that we saw earlier, you can then identify where the areas have direct impact and what the conflicts are likely to be. Having done that, then you can determine how you are going to avoid reducing the impacts to acceptable levels. This is just a very simple outline of the master plan, but if you can recall what you saw earlier on from the aerial photograph and place that on top you will see that these are all lots, sub-divided lots basically superimposed on what is a marl filled land overgrown with grass, with some trees. So the impact is going to be very minimal in the sense that the impact has already been created when that landfill was made. In fact, the developer is now going to allow the opportunity for the re-vegetation of the other outback. Santa Maria island is also going to have lots on it, some of those trees will have to be moved to accommodate the building, but what trees have had to be removed will be replanted and certainly the buildings will be oriented and arranged so there is minimal need for the removal of trees. The central lobbies, the central facilities in this location here, this is where the therapy spa is going to be, the dock, I was referring to the shipping

dock, here are two more boat docks here. This is where the dock house is going to be, and this is where the staff quarters and their parking area is going to be on a lot of land locate here. This is Low Cay Beach and this is snorkellers cove which I referred to and this is the south-west groyne which I will refer to again. The revetment, the stone wall that I referred to is along that shore front there.

Okay, types of impacts, we can classify impacts according to their occurrence, whether they are created during site preparation works, during the construction in phase and during the post-construction phase or the operations of the resort. You have to classify them according to whether they are positive or negative, whether they are direct or indirect. An example of a direct impact, for example, if you are going to put up a building on a spot you have to cut a tree to do so, that is a direct impact. An indirect impact is that the construction is going to imply the importation of marl from a quarry located at a distant site, that the development is therefore inducting whatever impact are related to the removal of the transport and removal of the quarry material. Short term and long term that this obvious and then it can be reversible or irreversible impacts. I will speak to this later on, this refers also to the loss of future use and you can either have an impact or it can be reversed or the situation, for example, when you put a road down and it is irreversible activity and the accumulative where the action adds to what activities are already taking place. I am quickly going to go through, I don't really have the time to go through the impact in detail that is in the EIA report but I am just going to identify all of them for you. I just refer to the loss of land use options, the fact that you are putting a development on an open piece of land means that you have now committed that land irreversible to that use and that in environmental

term is considered to be a negative impact simply because you don't have any future options for the use of the land.

Sea defense repairs depending on how it is done, and where it is done, there will be a loss of corals on the lagoon, there is reference to those habitats at the bottom of the bay sitting on the sea grass, the shrimp and that sort of thing. When you are doing repairs for the seawall, some stones may get dislodged and roll down and crush some living corals similarly, there maybe some damage, but this is not significant. What I am doing here is identifying all the possible impacts we can then discuss the significance of them later.

Land clearing, there will be some loss of terrestrial habitats, removal of some trees and therefore the loss of bio-diversity.

Piling works for the decks associated with the villas and cottages that will require piling there for some noise and some disturbances of sediments. There will be some soil erosion as you clear land for construction and you are exposing soil now to rainfall and even wind. There is nuisance dust associated at all times with the construction site and general construction noise. Let me just come back to soil erosion, the mitigating for that is to clear your land in sections, not to do a wholesale clearance but just to clear it partially and making sure that you don't stock pile your cleared materials near to any area where it is going to get washed off into the sea in this instance. Nuisance dust can be controlled by wetting the soil during construction work, have a water truck simple run over the site every now and again regularly sprinkling water to keep the dust down.

General construction noise, you cannot avoid that on a construction site, but fortunately, here the site is very well

removed from the town of Oracabessa and I don't think anybody in Oracabessa itself is really going to hear any of the construction noise that is going to be generated on the site.

Rough material sourcing, that is referring mainly to sand and marl and it is going to have to be brought on site for construction purposes. That is going to have to be sourced at nearby quarries, and the important issue here is to make sure that the quarries that are used for supply are in fact licenced and that we not engaging in promoting illegal quarrying.

Material transport, this is fairly well controlled in Jamaica now, a big improvement over the past ten years where trucks used to be over-laden with marl and earth and dusting and spillage all over the road and so forth. That is well controlled now the trucks are now required to have a cover on top, so it is not a major issue.

Material storage, again referring to the construction site where you put the sand piles, your marl piles should not be placed near a stream or where water is going to drain off the site and wash out the storage piles. They can be cover during rainfall for example, these are mitigation measures - to cover the pile with a tarpaulin or to put a line of rocks or blocks around the edge of it to contain your material and not allow it to get out into the open environment.

Modification of surface drainage not a major issue on the site, it is flat it is not as if you are working on a hillside where this would become a major issue and there is no major circuit feature that is going to be affected by this development.

Disposal of construction waste, again this is a matter of how the site is managed and making sure that your

contractor is very conscious of proper site management, particularly with reference to waste, making sure it is properly stored, kept one side and then dispose of frequently.

Sewage and litter disposal making sure that there is sufficient toilet facilities whether they be John/Johns or some kind of VIP system is set up for the use by the workers and also making sure that there is no littering. That is a matter really of controlling where the people have lunch and making sure that the litter bins are around and so forth.

Weed planting and landscaping is very much a policy impact of replacing any vegetation, have it removed, and try as far as possible to use very attractive species such as the poui tree, and the flowering plants.

Of course, a major positive is the employment and income generation in an area that needs employment, that needs an economic boost. Roadside vending is very much associated with development sites. You see it on the north coast with all the major hotels that are going up now. It is just that hotel construction site induces vendors to come around the site to sell to people working on the site. And unless it is properly controlled you will have an unsightly mess and a lot of litter being thrown around the place. So there is nothing wrong with roadside vending per se, as long as it is controlled and it is not allowed to get out of control.

Visual intrusion on the seascape, in this case here the site is below the general eye level from Oracabessa so therefore one could not say it is going to affect seascape, it is not as if you are putting up a big hotel structure right on the seacoast and impeding people's view from the land.

Now talking about the actual operation for the resort during the habitation. There is a scope for much employment. There is going to be the need for water supply and that should relate to a depletion of water resources in an area, particularly in an area of shortage of water resources this would be an issue. It is not in this instance and NWC has confirmed that their supply is sufficient to allow full development of the project.

Sewage treatment and disposal I refer to that already that is going to be in place, effluent treated to NEPA standards and that effluent would then be used for irrigation.

The effluent from the Thaliacea Therapy Spa, they are going to be using oils and herbal source of things, there is a treatment system that will be constructed along with the spa so that all the water issuing from their pools and from the various spa rooms will in fact to be treated prior to going into a field which will then reach into the water. So there will be a proper clean up of water.

Solid waste disposal, I mentioned that earlier on, the development will have all the necessary facilities for a proper containment of solid waste and for regular disposal.

Use of electricity, just a main fact that you are increasing the consumption of electricity, means, in the Jamaican situation, that we are consuming more fossil fuel for combustion, so therefore, this a negative impact, but it is really unavoidable in our present situation and we certainly would not stop a development for that reason.

Worker housing demand and uncontrolled settlement, a major issue that is coming on the north coast with all these major hotels where the infrastructure has not been planned in association with those developments, and certainly there is not enough planning for housing, for workers but a part

from that, I am now using this from the “Flankerization” of the North Coast where you are getting - because of the location of a hotel you induce settlement around it, people looking for a break, a work and so forth, and you get these uncontrolled settlement areas. Until we plan for the scale of development taking place on the North Coast, I am afraid we are going to see a lot of squatter settlements growing and expanding.

The misuse of coral reef resources, refers to guests staying at the hotel diving, snorkeling, whatever, and wanting to take specimen of corals, shells from conch. This is a management issue and it is a matter of educating people that you don't do that and really making the site as a marine park.

Road traffic congestion because the development will induce an increase in road traffic, there is an issue with traffic congestion, the western end of Oracabessa, but also we bear in mind that the North Coast Highway, the Phase 3, the Ocho Rios to Port Antonio segment is about to commence, so the road system will be improved around Oracabessa.

Summary and conclusion, the significant impact of the construction and this is really where we need to be focusing on. We can't do much about the loss of land use option, that is a commitment we have made. There is a direct impact to corals and bottom dwelling organisms during the revetment repairs and the construction of the south west, so it is a matter of making sure those works are done with much care and sensitivity. That again is a function of the contractor that is employed. There is a loss of habitat during the deepening of the Lagoon, I showed earlier on where there are sea grasses. The mitigation for that is to carefully remove those sea-grasses,

relocate them elsewhere, do your deepening and then replant them in the deepened area, so that can be well mitigated.

Sediment disturbance, when you are piling, again the typical mitigation measure here is to use a turbidity screen, basically placing a net around the area that you are piling that would contain all the sediments, allow it to settle back down after the activity in the same place, and then you can remove the screen and you avoid it getting washed elsewhere.

Inappropriate construction waste disposal, again is a function of site management, making sure that your excess brick and sand and whatever scaffolding gets disposed of properly and not be thrown into the sea.

Employment again, that is one of the key benefits of the project.

Solid waste and sewage waste disposal, I think I satisfactorily dealt with that. The solid waste facilities will be a part of the development and the sewage treatment system will recapture all the treatment needed for sewage generated by this development.

Electricity I refer to that earlier.

Uncontrolled settlement again it is something that is not a responsibility of the developer, but certainly I think the development could help by bringing that to the attention of the local politicians, council members so far that this issue needs to be dealt with very seriously.

Snorkellers and divers, I referred to that and it is a matter really of making sure that the people who are using the coral reef are doing so intelligently.

Again, employment, over the resort operations, and then local and national economic development, a development with the sort of employment opportunities and so on but naturally will lead to local economic development.

Conclusions all the negative impacts that we have identified can be avoided or reduced to acceptable levels. The construction must be carried out by a competent contractor operating under strict terms of engagement and complying with the design and environmental plans. And the environmental monitoring programme should be undertaken to measure and ensure compliance with the mitigation measures, and regular water quality monitoring. I am suggesting - Mr. Blackwell you may want to go for Blue Flag Certification.

Thank you very much. (Applause)

Chairman:

Before I proceed, my I formally welcome our Custos. (Applause) As we now move to question and answers, we have a microphone up there and one in the grandstand. Could you first identify yourselves? We would appreciate it very much. Thank you very much.

QUESTIONS AND ANSWERS SESSION

Mr. Hilton:

My name is Dalton Hilton, I am a director from the St. Mary Chamber of Commerce, I am a Director of National Environment and Societies Trust, I am a lot of Directors but I don't have to go into that. Principally I deal with the environment in and around this area. Our organization is the International School of Jamaica which is the St. Mary Environmental Protectors. We have some issues about the development and as you say, a lot of things that is going to happen here is really the developer's responsibility.

It is really the responsibility of the government but because most of time we don't have the level of representation

between the parish a lot of things happen wherein it should not happen and we don't have the amount of agencies being present in terms of NEPA and all of those agencies to kind of monitor to see what is happening here so those are implications. But in going through the document there is a lot of misunderstanding and things that need to be clarified because you have issues like damage to the coral reef. Well, basically what we are saying as an Environmental Organization, whatever you do wrong you have to correct and the way how you are going to correct it is by providing alternatives.

One of the things that we were looking at is the whole area here. This is the first place that Christopher Columbus landed in Jamaica and this is a historical zone in terms of heritage. The island's name is Santa Maria Island and that is named after Christopher Columbus' ship, so it is a very significant area. Our organization made representation to NEPA when it was NRCA sometime ago about having the island being a protected area. To my knowledge there isn't no protected area in St. Mary. In Ocho Rios you have the Marine Park which is a protected area. We would like to know that we have areas in and around this area being protected as mentioned in the document. Protection in terms of over-fishing. I know that the developer is also an environmentalist, and I know that he supports some of what I am saying also in terms of over fishing because he tires to establish things in the past working with the fishermen, the spear-fishing guys to try to reduce the impact of over fishing. Because the whole of this place was dredged, we lost most of the coral reefs in the 1970s to make this development. We have to know how we are going about any other further dredging and I am looking at the developers along with the rest of stakeholders to form a partnership like what I think Sandals

has done - one of the hotels Sandals - they are doing a project where they are planting a coral reef with the University Marine Lab. I would like to see a similar activity here because so long as man is destroying the corals you have to plant them back, there is no issue about that. You have the legislation, we have the different legislation that the government have, well we have a list of legislation....

Chairman: You can submit that to us after.

Mr. Hilton: Yes, but I don't want you to rush me still, you know.

Chairman: I said in terms of the list, that is all that I am saying.

Mr. Hilton Because you see, most of the people don't even know about the meeting, they don't come so I represent the poorer class of people where some of them are not here so I have to make a thing, because this is our heritage, it is going to impact, all when I am dead and gone, it is going to impact on my family and my children's, children. But we have the issue with the coral reefs and we have issues, the same issues that NEA has like the encroachment, the construction over the seabed, the disheartening of the silting, the logwood in terms of the dredging and the digging out of the logwood.

All of what you are saying, we have to be getting here today a concrete agreement in terms of whatever you do, you are going to make it better, like what you said in the report, that you are going to dredge it out and you are going to collect the grass and you are going to plant it. We don't just want a talk, we want to know, because we are personally not against the development, we support the development and we fight for the development and we want the development but there are issues that we must

have settled before we have a successful development those are some of it.

A next issue is the issue of the sewage treatment. Up at the Old Goldeneye where they used to deal with the sewage, and people in the community complained and we made reports to the Public Health Department about the smell of the reused water for irrigation water. When they use back the water to irrigate the plants, it was a problem to us because I live in the community and it was a problem in the past. I don't know if it is the same system or what kind of better service you are going to provide so that we don't have the recurrence of the smell and the flies and all of the rodents associated with that kind of activity.

Then you have the spa in terms of the treatment of the seawater, the heated treatment of the seawater and all of those things, we have a problem with that again. Because we are now doing a project in the bay here with sea turtles and this gentleman, he is a professor from England who returned and he has a cottage down here and we and other stakeholders are doing a project in the bay where we are protecting sea turtles and we are working with the fishermen. When he just came here, there were just a few turtles here, now you can see them every day at certain times. You can see turtles, dozens of turtles, swimming into the river out there in Oracabessa or Jacks River as they call it. You see turtles swimming in, they were not there before, they are just coming back. He also records manatees, this is one of the areas now where manatees have been sighted in Jamaica, one of the few places and he has recorded most of those information.

He has information about sea turtles nesting, he has documented things, he has photographs and all of those things and we are working with the bio-diversity unit of

NEPA to deal with that. So any temperature change in the area it is going to affect the natural habitat and the natural things, we have to look serious into that.

Then there is a question of the fisherman's beach, the document again is one Goldeneye Resort Development it stated Mr. Blackwell as the main developer, nuff respect to him again. He supports the fishermen and he gives them a place. But how this document is written, it looks as if they want the fishermen to move from here to over there. This is what is in this document, the way it is written, it is biased in terms of the relocation of the fishermen underneath, if you read it properly in my view I could be wrong....

Chairman:

No, but you are right to point it out.

Mr. Hilton:

Here what happens now, what I am saying right before Mr. Blackwell right now, if he wants the fishermen to move don't go around any corner. Just tell them right now that they have to move right now, and don't bother when the project starts it is going to create a next problem so make it clear from now, you understand. (Applause) so that is an issue.

Then the next issue now about access, the public access, because as how I see this development and anytime it starts and the chain link fence put up we cannot come back down here again, and that is going to be a serious problem because this place is the cultural heritage of the community. But, because it is a private man who buys it, he has the legal right to stop us from coming here, but because he is with the community I know he must put something in place that we can come back down here because we are going to want to come down here and we don't want it to be a problem, but we want to know what is happening because it is here we born and grow. So, we want access by the fishermen, the fisher folks them not just

men alone, man and women. Part of the agreement - the first agreement, was for a one year agreement and that was not accepted by the fishermen and we tried to push it for at least 20 years, because you cannot have an industry from before slavery, because we come here as slaves, they carry we come here, and if they are going to deal with this development now they cannot tell us that they are going to give us one year, and then now five years.

No industry don't build up after five years or one year. So we need to have a more long term agreement with the fishermen them and if you don't want them in the middle, because where they are is the middle of the development so you know it is better we clarify that from the beginning more than we start with that and then further down the line it becomes an eyesore.

Then the application from the Government, for the lagoon if you want to lease the lagoon, we would have to understand more about that, and we would have to have an input into that because we are doing project in and around the Bay and we would want to be involved in any kind of leasing or any kind of thing that is happening into this bay, because we are seriously dealing with the whole question of bio-diversity.

Then the report now, it talks about the terrestrial environment and the marine environment, but it doesn't mention some of the things that is into the area like it don't mention about the snakes, because this is an area that has protected snakes, it has crabs and it has more birds much more than what was mentioned. The island is a place where migratory birds usually come to, Santa Maria Island. Sometime ago there was some move, I don't even know if Mr. Blackwell know about it, but somebody who was working with him put the snakes on the island and those

snakes now did kind of disturb the ecology of the island in terms of the birds and the nesting and all of that, so that is a fragile little place that we have to protect. Personally, my group believes that no form of development should take place over there. But if it is going to happen, what we are saying is that you have to identify a place where you can set up as a bird sanctuary because that is a sanctuary for birds. So if we are going to swap you that area, you have to swap back a place for the community where we have a place where the birds can lay their eggs and all of that activity can happen. So we are not saying no but it has to be a trade-off.

We have a question about water quality, again Mr. Blackwell supported a report that Mr. Jackson and some Peace Corps people did do sometime ago, I think it was 1994, there is a film on it and there is documentation on it. But it talked about the river, the Jacks River and the Oracabessa River and the impact because the water quality impact is going to deal with what coming down from the river. There is not so much agricultural activity now, because there are only a few farms but to have other things it is going to create a negative impact right, so I don't think the report deals a lot with the outer aspect of the river. Because all of what happens up river comes down right back because it is a watershed area. It is Oracabessa sub watershed area so it comes right into the bay. So things have to happen up the river like replanting of trees, and the river bed, the bank of the river and all of that. I don't say any developer suppose to do those, but if those things don't happen it is going to impact negatively on the quality in terms of the debris coming out. Because every year we clean up these beaches under the International Coastal Clean-up and we get assistance from Mr. Blackwell originally, we clean it up every year and we

want to know that the impact is reduce because there were a lot of things going on up stream.

Then there is a question of the water demand. I am not so sure of what National Water Commission is saying about the amount of water that is available. Because at one time they did said there was not enough water, and then Mr. Blackwell dug some wells, he put up something and he got permission and him sink some wells and there was a plan that said we were going to deal with salt water conversion to use in the project. Now, the amount of water is adequate, but we are looking at ten years time. Can the amount of water be adequate for the community and for the development in ten years time? I don't believe so, I don't feel so. So there must be some other justification in terms of the water supply and maybe some form of alternative water like what was being proposed in the first development plan in terms of using some amount of sea water maybe ten percent, twenty percent or whatever percentage. So all of those that you are talking about come under the different legislation like the watershed policy, the protected areas in terms of the cultural and the historical site, the coral reef the protection and preservation, those are the.....

Chairman: Go a little slower for me.

Mr. Hilton: But those are in the thing, you know, they are in your report.

Chairman: I know, but I am making a note of what you are saying.

Mr. Hilton: True me is a DJ, you know, so me talk fast. You want me to haul and pull up then. (Laughter) So the watershed policy as I mentioned before, the protected areas and cultural, historical site in terms of the protected area that we proposed this place to be sometime ago. The coral

reef protection and preservation all of these are legislation, the whole question of solid waste management now, that is a different area. The report doesn't deal with the solid waste thing properly in my view, because what exists here if you go by the dump up by Haddock you would be shame, you would drop down and the report mention as if it is that they are going to depend on so what we are proposing is a more comprehensive thing right here in terms of recycling of the things them here, sorting, the production of compost from the garbage right here and using back some of those into the programme, into the project.

Then there is a question of education skills and training for the people them, because the report says the only employment that the people are going to get is the construction employment and domestic employment and that kind of look a way. That means, if that is the thing the people them have to get training so that they can get to get some of the other managerial jobs and whatever because people are here, good people are here too, but it seems that the people who did the study never meet them so you need to meet them and deal with those things. Because I don't like when they say it is only domestic work the people are going to get because my mother used to be a domestic worker over by Goldeneye so I know about domestic.

Then you have the potential impact on the mitigation method in dredging and that comes under the law again as we discussed before. Then the dust nuisance, it is not going to affect the people them up there but you see all the guest houses where my brethren live over there, I would want to make sure that none of the dust don't really catch them and the hotel. And the report talk like say this is the major tourism development like them oversee the hotel,

there is a hotel right there that the report doesn't make any mention of it, so you can overstep because they are the major tourist product in the community along with the small cottages. The noise the thing again, I hope it doesn't affect anyone, and one of the problem again, I hope it don't affect the turtle nesting and the turtle system them because you would have to do it out of door season.

And the lighting, the expert people from NEPA and the Environment, the Government people them now would have to sit down and look at how the light - because the light from over here affects the nesting and the turtle coming out to the sea and that is a serious problem so we have to find out now. We are not stopping nothing you know, we don't come here to stop nothing, and we are glad for the development, I don't want when I leave here today people say I come here to stop this, I did not come here to stop this. I come here to deal with the sustainable development of this that when my generation gone the next generation can have the benefit of it. For the employment, it is just low end jobs domestic landscaping you know, we want some more of the high - because that is one of the criticism that this project gets from long time. Mr. Blackwell's project down here, he carries in the big managers all the while and the big people them, and then we are just the little man who just do the little clean up jobs and so forth.

And the construction men carry workers them from town. We have people here, construction company, people who are competent because the same people they employ them. But we don't want to go through nobody else we want him to select the people them from here and deal with more upscale jobs more than just to chop yard and clean out toilet and all of those things.

And then there is the whole question of the beach the Murdoch Beach, Murdoch beach is the beach that was given to the community but because of the development that beach get dump up.

And there is a next beach that the UDC turned over to the community but the Parish Council said that they are not accepting it because they don't have the title for it. So now the community does not have an alternative beach, so until all of those things settle before we can really decide on all that is suppose to happen.

The use of electricity, right now the whole problem of fossil fuel is a problem and even in the States now they are talking about solar power and when I was in America I was cold like ice, and the sun is shining in Jamaica and it is hot, so these a men here have the money, they can deal with developing the solar power because the country cannot run off just the fossil fuel, so they must try and put some money in the solar development, if it is even for the water heater. At least five percent of the project should have a component that is dealing with solar power and that can cut down the cost in a long term benefit and also the community can benefit because the little man now can get to have a solar water heater. And then maybe in the future you can start to get electricity from the solar cells and all those complicated things. But even by starting the impact don't show that you could use an alternative because the price of local gas and electricity is going up very high so I am trying to protect Mr. Blackwell too because he has to spend less in the future.

The main problem now is the uncontrolled settlement, the squatting, is a big problem and we cannot leave here now and just talk on paper about squatting because you see,

what the man said, down at Mobay, they have taken over Flankers.

From the first day when they started talking about this development they say they don't want Oracabessa to become like Ocho Rios and we have to really stand up to that because we have potential for squatting as it has started in some areas already. So whoever is dealing with it, we must address the whole question of uncontrolled settlement because people from all over Jamaica are going to come right here, and they don't have any toilet, they don't have any water, they don't have nothing, and it is going to create a problem of crime so it is going to impact negatively now on the people who are down here. Because man is going to come now and stick them up and shoot them and kill them, so we have to deal with that before the project can start.

I have more things but I have to give some other people a chance. (Applause)

Chairman:

I would like to thank Dalton Hilton for a very comprehensive, very thought provoking presentation. And Mr. Hilton if I may, I am just going to briefly touch on the highlights. Because I think, some of these are very significant. You talked about - Mr. Hilton, I am just doing a little summary, but I just want you to listen to what I am saying to see if I capture the gist.

1. Santa Maria Island you talked about its historic importance and that it ought to be preserved for heritage purposes. There should be some sort of protected area.
2. You are concerned about the effects of over fishing, that the coral reefs are not affected by dredging, that

there should be some sort of partnership with the local players and the developers to ensure that there is a continuous managed, sustainable development.

3. That we should be careful about the effect on the seabed of de-silting of the Lagoon.
4. In terms of sewage treatment you want no recurrence of the smell of the Old Goldeneye sewage plant and you want to make sure that the new sewage plant will address that and will not have that sort of wrong odour.
5. In terms of the spa, you are concerned about the effect of temperature change on things like sea turtles which are being developed, manatees, in terms of the fishermen's beach, you want a straightforward answer.
6. Is there a plan to move people or not to move people, what is the true position is this addressed in it and you want an answer to that?
7. You are concerned about the future of public access to the beach and for fishermen as you said fisher folks not just men. You are concerned about the length of time, you have proposed twenty years you understand there is a proposal of one year which is unacceptable.

Mr. Hilton:

Five. We start from one to five.

Chairman:

Okay, but you wish further discussion on that.

8. You talked about the application to lease the Lagoon and you are interested in that, implications those are. You addressed the terrestrial environment, the marine environment.
9. You said for instance, in terms of Santa Maria what of snakes, what of crafts, what of birds that there used to be a strong bird migratory movement to Santa Maria Island and if there is going to be affected not that you

wish to put any stop to the development but some sort of bird sanctuary arrangement ought to be put in place.

10. You are concerned also about the issue of water quality and also Quinsy Jobson's earlier discussion on the matter and the effect from both the Jackson and the Oracabessa River and the debris that can come down particularly now when there are so strong effect of the environment of rain et cetera. So it needs to deal with the impact of that. Is somebody dealing with the whole issue of river training, proper plants et cetera on either sides and the effect of debris?
11. What of water demand there have been several studies of water demand there have been issues of putting in wells, salt water has been considered, water demand might be all right now but what of the effecting ten years time, have we looked into the future is this report addressing that? What is the whole issue of water - as you said these all fall within watershed policy protected heritage, coral reef protection et cetera but most important because all the other things are important.
12. The issue of solid waste management. The dump at the moment is inadequate and if this development is going to rely on that there is going to be a disconnection, how do we address that? Are you suggesting a recycling facility as part of this site should that be looked at, compass on the site should that be looked at?
13. You are also concern about the levels of skills and training to support the project. Traditionally you said your own experience is that mainly it has been low end jobs that the people of Oracabessa have been able to get and you would like some landscaping et cetera but you would like to look at more high end jobs there are

some domestic businesses that do construction could they be engaged in this project.

14. You are concerned also about the nuisance of dust, of noise, of light on other tourist projects within the area whether it be guest houses, hotels, small cottages or in fact the turtles, right, how is this going to affect all of that.

15. What of the alternative beaches you touched on the background of the Murdoch Beach, the UDC Beach to your mind there is no community beach that have been established at the moment and as we look at this development we should look also at the resolve, the finite resolve of that.

16. You have also recommenced that the project looks significantly at the use of solar energy and non-fossil fuel energy as something that would help all of us particularly in the light of rising prices.

17. And uncontrollable settlement through squatting has to be addressed as part of the overall issue of the environment because people with no toilet, no water and excessive crime could mean that the whole project becomes dust rather than something living and contributing to the development of the community.

So I just want to know if that sort of gets the essence of the points that you were raising?

Mr. Hilton: One thing thought, the question of hurricane disaster preparedness for the boats, the small boats that use....

Chairman: It is a hurricane hold.

Mr. Hilton: Yes, that holds the ships, small boats and everybody come use them how it is going impact on this?

Chairman: Thank you very much. Have I captured the essence of his presentation. Would anyone else like to make a contribution. That was so comprehensive, that boy, I really congratulate you, (Applause)

Mr. Murdoch: Good morning I am Adolph Murdoch. Now, we had a little discussion with Mr. Hilton. So a lot of the proposals and presentation we have discussed it. But the project that is dear to me he touched on it, Murdoch beach. And you know, we have been fighting with this issue over the years and have not gotten anywhere so you know, we have to really approach it a little bit more aggressively now to know where do we go and that is my question.

Chairman: Thank you very much, Sir. May I invite another?

Mr. Irvin: Yes, I am Morris Irvin a fisherman, I would like to know, the Marine Park I hear you speak about is going to be the only development or it is going to be adjoining the other areas like for instance Goldeneye, the hotel down there and further along the coast, the Marine Park?

Chairman: Okay, the extent of the Marine Park, thank you very much.

Ms. Watts: Michelle Watts from the Water Resources Authority, a question about the sewage treatment plant it is designed as an oxidation ditch system which in our terms is a secondary level of treatment which means that the quality of the waste that it will produce will still have high nutrients, nitrogen and phosphorous those things in the water that will cause the growth of green algae and eutrophication and water quality problems. But the plan is to use the final treated effluent to irrigate. I am wondering if the report well, I did not see the report address the impact of using that to irrigate and low surface runoffs because rain will wash off some of this effluent from the grass and whatever and you have your marine environment right around it and whether

you have looked at the impact of the runoff of the effluent into the Marine environment.

Chairman: Thank you very much. You have another question? Please come forward, Sir.

Mr. Campbell: My name is Carl Campbell a fisherman, and my emphasis is not only on the development alone because I am 56, it means a lot to Jamaica if we lose Oracabessa Bay and we don't have our grandchildren doing something, not to mention music. It is very important to educate the fisher folks for they too are going to take care of the environment - we should procure it so that our children can eat fish thereon. And under my emphasis because I am a fisherman.... (Inaudible)

Chairman: Thank you very much, Sir. Fishermen/fisher folks must be helped to be trained in the whole appreciation of issues of the environment, very important.

Mr. Robins: I am Anthony Robins, Chief Public Health Inspector for this parish. I think Dalton did a very comprehensive coverage of what the EIA is saying and its major concerns. Mine will be systems over here the sewage disposal systems here be integrated with the new system when the proposals gets implemented.

Chairman: You mean the one Old Goldeneye being implemented in the new one. I think the study says that the new one will take over from the old one.

Thank you very much the Chief Public Health Inspector that is a very good important post in any parish and in particular this one. Thank you for being here. May I ask are there any more questions? Miss Watts again, water everywhere.

Ms. Watts: This is not a water question, but I just wondered how high in terms of storing is the maximum number of floors that will be a part of this development?

Chairman: Two. Yes. Mr. Member of Parliament, Dr. McGill.

Dr. McGill: Thank you very much Ambassador, let me also thank the team, but indeed it is not really a question but a suggestion. And some of the questions that were raised by Dalton and that is to do with the impact that the project will have on the environment, not only the physical environment but the sort of human resort development et cetera. And we believe as I am sure Mr. Blackwell has this in mind that the development as it is phased first to all we would like to know what is the proposed direction?

What is the manpower audit in terms of skilled, unskilled and classification of persons employed. And we are suggesting that if the development is phased, the impact, the negative impact of persons coming in and change of culture can be minimized, because if you phase it, you can absorb all the persons who are qualified and capable in the area and have them employed and at the end of the day they will have something to show as having earned from the development that took place here. If it is not phased, and it is done in a very fictitious manner quickly, you will have an influx of labour, influx of culture, influx of diverse behavior when your product is finished you are going to have a different Oracabessa. So in other words, if all that is being done and you see nice Guinness drinking men come and talk nice to us on a Friday morning it will be somewhat changed.

Chairman: The term is Guinness drinking folk.

Dr. McGill: Folk not men. And so we believe that if it is phased we get the chance to look at the audit as Dalton has said, there

are persons in and around the area who can be trained, who can be harnessed because presently I have a job bank, the foundation is developing a job bank and we can in fact, use these persons who have the skills and unattainable get them certified by HEART and so we have a workforce which is not only ready for you but also will be ready for working elsewhere internationally and overseas because there is a programme for that as well. So we do believe that in terms of phasing, and having it over a particular time, that it will be of great benefit to all of us here.

The squatting, the “Flankerization” of communities, I do believe that we as citizens, and I speak not as Member of Parliament, I speak as a resident here and a member of the foundation. As residents here, we need to take hold firm, far too often we are too lax. A brethren comes in, and the next thing the brethren brings a brethren, and a brethren and then a sistren, and before you know it there are no toilet facilities and you have now lost it and the whole environmental impact is really degraded negatively. The point we are saying is that, as citizens and as a foundation we must come to the fore, to be the watchdogs to the development of this project. The fact that it is ours, not being developed by us but by a friendly developer and we as citizens must protect what we are getting here. I just want to say to all including myself, that we must come on board, if we have criticisms and we have suggestions as Dalton has done, let us do so through the foundation, and through the citizens groups, to ensure that we enhance development rather than creating a negative scenario where we retard development and as such the whole progress of the community and the development becomes negative rather than positive - ultimately. Thanks.(Applause)

Chairman: Thank you very much. I ask are there any further contribution? Mr. Custos.

Mr. Pottinger: I think Dalton brought a lot of points to the committee and I think a PR work with the community can be of some help. Of course this project is bigger than Oracabessa, it impacts positively on the entire St. Mary. And we feel that St. Mary as a whole has a lot to gain out of this project. We have been talking about it for a good while and it is now a reality, we just need to harmonize all the forces, negative and positive to see that the project comes alive and it benefits all. I think the developer can assist between the Parish Council and the UDC in having that beach properly fixed.

My understanding is that the title is with the Parish Council and they refuse to hand it over to the UDC because the UDC has not kept their word in providing what they said they would, and a little inducement can be of some help.

I think with what has come out here, it will be a little different from Ocho Rios, and it has its own character and I would like this project to remove from under the umbrella of Ocho Rios, too many things in St. Mary are being put under the umbrella of Ocho Rios. I think Oracabessa is a nice place, it is unpolluted and it can stand on its own as Oracabessa. (Applause)

I wish the project well and we support it from the community. In another capacity, I started talking with Dr. McGill because the squatting is taking on the lands that government has right there at the airport, it is right there to be captured, and that has to be rectified. It is not the community project. I think all the agencies have to come in and to see what is happening, it is a problem to Boscobel at the moment, and it is going to be a problem to this project. They just go squat, take a bit of land build up

something and somehow they get the water, they get the light and nobody knows how. It needs to be rectified.

I think as Member of Parliament, I am putting that into Dr. McGill's lap to help to change that situation. I feel that we support the project and we will work with the foundation to see that any things that are coming in negatively can be solved and to see that the investment takes off and it pays off, I wish it well. Thank you. (Applause)

Dr. McGill:

Thank you very much Custos Bobby, I just want you to know that I am one of those anti-squatting Members of Parliament, I just want it to be made known quite clearly here. Also, the lands there are owned by three sets of persons Dioceses of Jamaica, the Anglican Church, the Airports Authority and the Ministry of Housing.

I have seen, and as such I have had the Ministry of Housing implement, and have a housing officer who monitors the squatting. There is a registry in fact, of who is coming there, who has been there and who ought not to be there. Presently, there is development of the land in terms of NHDC and I have insisted too that there is also a middle class and other scale, so the development does not induce informal settling and a development which is uni-directed, mono, one level, mono-level. So the fact is that, I am very concerned but I would like to say this too, I don't know what the ultimate authority of the foundation is going to be, but I do believe that we are going to protect the environment. We, not the Member of Parliament, nor the council, or the Custos, us, as people, because the power lies within us, I don't want to sit by and see the things that are happening and indeed I must congratulate the Custos, each time he sees something he calls me, unlike the other citizens who will complain two years later the fact.

Now, the Custos raised a very important point, when I wanted electricity on my property I had to take my title. Let's ask the agencies how do people without a title, without any legal access, what steps do they take to get electricity on their premises. The fact is, I hear that MP's and Councils and other persons give letters, I personally have never given one and I don't intend so to do unless I am satisfied that the persons' tenure is in fact formal and indeed will not be of any kind of endangerment to the community and to society.

I just want to make it absolutely clear that I am not for squatting, but I do believe that persons must find place to live. So therefore, we must try to find organized living and accommodations for persons. The issue of housing for hotel workers et cetera is something which is on the fore and is being addressed as we speak. (Applause)

Chairman:

Thank you very much, Sir.

Mr. Reeson:

I just wanted to add, Mr. Chairman, that the people who have a concern who wishes to put it in writing have 30 days to do so, to submit that submission to NEPA. But I think, apart from that I would be quite willing to accept - if I can speak as an environmental consultant and having been involved with several community meetings and consultations of the sort, I think this has been a very good meeting from the point of view that it reflects the strength of the community the cohesiveness and the power of the community. I think what we need to do is to put all these issues - there is no way that we could respond to them here or properly deal with them here, but we need to put them on the table, get them down on paper so that we can go through them. There are some issues here that can be dealt with the design of the project, there are others, several that are much greater in scope so we need to

really categorize them and then allocate them in terms of how they are going to be addressed. But I think the key thing is that we come together as a community and willing to work together as a people.

Chairman:

Thank you, but just to reemphasize everything that has been said here, all the issues that have been raised will form part of the documented record. So, the fact, while we certainly welcome additional written submissions what is here is also a very critical part of the process.

Thank you very much.

Mr. Hanzel:

Chairman, Ambassador just in closing I would like to say that I know the development is very committed to the restarting of the Oracabessa Foundation and support will be given. I think, in my mind, from what I have heard from plans of the foundation it will be a model for the community development which plays a huge part of what is going to happen in Oracabessa. One of the problems is to work very closely with fishermen in upgrading to the inch and a half wire.

In Treasure Beach for instance, there is a community base response unit which is an ambulance unit where we have trained persons from the area to be first responders and doctors from New York, from Bellevue Hospital, have committed to come down and train persons in this community to set up a similar type emergency response unit and it is a community base.

There are so many other things that can be built from the community of say, US\$1 per night per room that is rented, it goes to the foundation. There is a craft, there is a fishing, and then of course there is an emergency medicine and environment and culture.

Chairman:

And the culture which has been so eloquently addressed today.

Thank you very much. (Applause) The meeting stands adjourned.

ADJOURNMENT TAKEN AT 1:00P.M.