

***Rivva Riddim Eco-Tourism  
Park Public Meeting for  
Environmental Impact  
Assessment***



NEWSTEAD PRIMARY SCHOOL  
Cascade, St. Mary  
Thursday, May 3, 2012

**Representing Rivva Riddim**

Mr. Gobind Dansinghani  
Mr. Charles Bromfield

**Representing EnvironEMA**

Ms. Kamille Dwyer

**NEPA Representatives**

**Also in attendance were:**

Mr. Vivian Daley	-	Chairman
Mrs. Byod	-	Vice Principal
Mrs. Hinds	-	Principal Newstead Primary

**Community Members  
& Other Stakeholders**

***Verbatim Notes prepared and  
submitted by  
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**RIVVA RIDDIM ECO-TOURISM PARK**  
**PUBLIC MEETING FOR**  
**ENVIRONMENTAL IMPACT ASSESSMENT**  
**THURSDAY, MAY 3, 2012**  
**STARTING AT APPROXIMATELY 3:30 P.M.**

**OPENING REMARKS AND WELCOME BY MR. VIVIAN DALEY**  
**CHAIRMAN**

CHAIRMAN:

Good afternoon ladies and gentlemen and children. My name is Vivian Daley and I will be your Chairman for this evening. And at this point I would like to call this meeting to order. And before we get into the meat of this evening's presentation I would like to ask Mrs. Harris to lead us in prayer. Could we please stand for prayer?

**OPENING PRAYER BY MRS. HARRIS COMMUNITY MEMBER**

*(Prayer led by Mrs. Harris)*

CHAIRMAN:

Ladies and gentlemen it is my distinct pleasure to welcome you all here this evening as we prepare to listen to the Presentations by the developers and owners of Rivva Riddim of the Tropical Rain Forest Theme Park. This is Jamaica land we love, land of wood and water. So any development that impacts on our rivers; waterways; flora and fauna needs to be looked at carefully. It is in this vein that we are here this evening to make this presentation to the community at large and to the technical persons and

Environmentalists from the Government side, as to what the plans and proposals are for this development.

In a moment I will introduce the presenters for this evening but before I do might I ask us all to turn off our cell phones so that we will have an uninterrupted; or put them on vibrate so we will not be disturbed, and the meeting will flow smoothly.

Just to mention, it would be good if those of us who are asking questions, and we hope we have lots of questions, that you first be recognised by the Chair – we have our Stenowriter here – and then you can say your piece.

I hope we have a fruitful evening. And at this point I would like to introduce to you the proposers and owners of Rivva Riddim.

Owner and Director Mr. Gobind Dansinghani. He is not in the building; just stepped out. Owner and Director, Mr. Charles Bromfield, and he will be doing the technical presentation this evening.

We have with us, Miss Kamille Dwyer, who will present on the technical aspects of the study that have been done on the presentation by Rivva Riddim.

We have from Windsor Research Centre, an NGO over in Trelawny, Miss Susan Koenig, who is visiting us this evening.

We have Mrs. Boyd, Vice Principal, who has been so kind in allowing us to use this facility, and making the preparations for us.

And might I give a special word of welcome to the NEPA Representatives, I think they are here in the building.

I think that concludes the presentation of those who will make presentations to us.

But most importantly, I welcome you all from the community of Cascade, Newstead, Endeavour, to this presentation and trust that we will have a fruitful evening. So at this point I would ask the Managing Director, Mr. Charles Bromfield, of Rivva Riddim to make his presentation. Mr. Charles Bromfield?

(APPLAUSE)

**PRESENTATION "OVERVIEW OF RIVVA RIDDIM"**  
**MANAGING DIRECTOR MR. CHARLES BROMFIELD**

MR. BROMFIELD:

Mr. Masters of Ceremonies; Distinguished Ladies and Gentlemen. I want to thank you for the opportunity for us to tell you about Rivva Riddim, and we trust that it will be a presentation that you will enjoy and if you have any concerns we would be happy to hear them. Because when we know what – things we need to know it can help us to make better decisions as we go along.

Gobind and myself a couple years ago; and in particular Gobind, who has young children, purchased a property. As a matter of fact, Gobind and myself had been looking for a property, particularly Gobind, because Gobind has a number of kids and his kids have problems finding space. And Gobind has been asking around for

somewhere that he can take his family and a few friends to, to thoroughly enjoy the place. And for about a year or two Gobind had been looking; and he presented some of those properties that he could have a place where everybody could come and enjoy by a river or a lake or something. Gobind looked at some in Stony Hill, some in Wag Water and many other areas. But after looking for a long while he almost gave up, he got just totally flabbergasted and eventually he met a gentleman who had a property that was just what he was looking for. Gobind called with much anticipation.

He said, "Charles, I found the place." And of course, he went and had a look along with myself. And it was a gentleman, Mr. Schleifer, and his wife, who had this tremendous property with the beautiful White River going through it; you will see pictures of it. Thanks to Gobind, he had a tremendous idea; just coming to chill with families. And eventually the property was purchased and we came to chill.

We had various members of families and friends. We eventually made up a few things for the family to enjoy, cleared up the place. As a matter of fact, I give you a little story, a little joke about Mr. Schleifer. Mr. Schleifer, I hope you don't mind. Several persons came to purchase the property I gather, but everybody came to purchase the property didn't like the ticks that was there.

(LAUGHTER)

And I think, as a man who believes in God, the Lord made it possible for us to broke the ticks. I had at least one thousand bites and if Gobind didn't have five thousand bites he didn't have any. I think I have some of the pictures because Gobind keeps record on pictures. He was bit from head to toe and had to seek medical

advice. As a matter of fact, it could have killed him. We were worried about lime disease but ticks in Jamaica don't carry lime disease. But the joke about Mr. Schleifer is that Mr. Schleifer didn't want any trespassers and those were Mr. Schleifer's policemen. That was his. And Mr. Schleifer knows of the trips I did for the property that was purchased, the fear and trepidation. I remember I was buying a property in St. Catherine, and as I walked through the property, a lovely property with a lovely river below it and had some hills and I remember, I said I must buy the property and when I got home I got the same amount of bites that Gobind got and I have said not a single way I will buy it. So after the first bite down there what we now call Rivva Riddim, I got so upset and I said, "Boy, I am getting cold feet" but Gobind said, "No, hold on". And also the river was so charming we said, save the property. But there was ticks there, I gather Mr. Schleifer only had six cows; six cows? And we did a rough estimation but we came to about 2.5 billion ticks throughout the first 20 acres of the property and I am not kidding because everybody who went there – anyway, we tried to burn them out, they couldn't burn them out; we tried to chemical them out we couldn't chemical them out and eventually we got some tractors and tractor them out.

We cleaned up the place, cleared up, bushed out and so on and so forth. And I believe in God, I believe in the goodness of God. Mr. Schleifer didn't know the goldmine that he had or else he would have told Gobind to bring some more money. When we cleaned up the place, the place was a veritable lake. So after we cleared out the entire bush at the bottom and we pushed the stuff towards the river, we found that the whole of, probably about two or 3 acres was that. So we even it up back and so on and so forth.

Another great blessing that was there is that JPS had a six-foot

diameter pipe running through the property and guess what, leaking two million gallons a day. I am not kidding, we measured it – we are both Engineers; both me and Mr. Dansinghani measured it, it leaked about 2 million gallons a day. So we can direct the water to where we are at. So we built an area where the kids could swim and do their boats and stuff like that. But as a businessman I said to myself you know, this place can make money. So as a real estate developer, know the route of things. We approached the Parish Council and NEPA about a year ago and we have sought approvals to get the project done as a business project and – it is not just a business project, it is a project which I think Gobind's heart is – a big man with a big heart. You didn't meet Gobind Dansinghani? That's him (indicating). And Gobind says, "Charles, if is one thing I don't want to do, I don't want it to be as expensive as those places up there if we do a thing. I want to see children come here". His children – you should see his little girl. We built some 'slippy slidey' and he had a – how old is your little daughter?

MR. DANSINGHANI:

Ten.

MR. BROMFIELD:

A ten girl, you should see her slipping down the 'slippy slidey'. Anyway, so we decided that we would build it with a major emphasis on making things possible for kids to enjoy themselves. Then another idea came to us: Why not make it educational? And then we were invited to a seminar that was run by Mister, the gentleman at NEPA, Mr. Parkes at NEPA. Sorry for forgetting your name. And he gave us a tremendous idea, why don't you teach

kids how to treat the river because he taught us how to go through the river, measure all the little things in the river and so on and so forth. And eventually we came up with the idea, why not let school field trips come here to learn how to care the river, to learn how to care the environment.

Now, my main business or my secondary business, I am in real estate and solar, I am in solar and wind, why don't we teach them solar and wind and at the same time treating the environment well. And so all those ideas started coming together and thus we have the presentation made to NEPA. So this which I am going to show you now is just some pictures of the concept that we are putting in and one or two pictures of the property. So without further ado ladies and gentlemen, here is it.

The property – and this a beautiful picture. The property is a beautiful property. When JPS takes the water out of the river it is much more inflated than this but as it is now in that picture, it's very mild like – children can go in it to swim. Before we made the – what we did, we used some of the depressions and we made a swimming pond for the children. Before that the kids used to swim here. (*Indicating*). If you notice it is two rivers meeting. One river I called Gobind and one river I called Charles. And we meet down the bottom there. So it is so scenic. I have that as one of my screen savers on my computer.

The location of the property: Again, God is so good. It is right opposite to Sandals Golf Course. So on the other side of the Exchange Road is the Sandals Gulf Course on Google, and this is thanks to Google (*showing picture*) , and on the opposite side is Rivva Riddim over this side, just a few hundred yards separating them as the crow flies.

Okay, that's both Gobind and myself. And the reason for the park? God must bless a man like Gobind: He thought about getting this property for he and his children. He shared it with me, so I have children and I probably eventually have grandchildren, and we wanted a place for children to have clean fun. You noticed what is happening to most children nowadays? Blackberry, video games and so on. Nobody is going on the outside and we said, let's get a place that the kids can go on the outside. We initiated that with Mr. Schleifer. And we need to make it a focus on the environment. Both of us have a lot to do with the environment and since I have been in the solar and wind business I had to learn a lot more and do a lot more with the environment and respect the environment.

And then the third thing: When we started coming down here we found that problem. On a cruise ship day you can't find nowhere to eat or nowhere to go, tourists just crawling around like ants. And we said, why don't we get some foreigners and bring in tourists and show them another version of Jamaica, which is recreation and rainforest at the same time? So we tied those ideas down about a year or so ago. And thus we put in our application to St. Mary Parish Council. So the focus here then would be the cruise ship business as the big money making thing hopefully.

But the schools field trip business I would like to speak a few minutes later on about that. To have the schools coming in to learn about the environment, to learn about solar, to learn about the wind and to learn about hydro. There is nowhere else in Jamaica that can give all the three things.

Mr. Schleifer when we were buying was proud to show us the top of the hill and when we went up to the top of the hill there is a nice

breeze always blowing up there.

Then further, there is a pipe coming down and JPS had a lot of waste water coming through, there was a little turbine kind of thing, and it did generate a little electricity and I am in the solar business bum, bum, bum. I think I told Mr. Schleifer about the fact that we won't use JPS and he said, I want to see how.

(Laughter)

Family get away. Gobind is a big part of the Indian Community, and his wife is full Indian from India and a lot of them came down and we have a great time, and my family, couple of us; family. And so for the last year or so we have been coming down and enjoying the place. But family wants family things, only has a small portion for families exists in Jamaica unfortunately. And so, it's a good opportunity to start building families.

The other part of it is companies, companies want to have motivation days that they have their staff go places that are nice and this is likewise.

Okay, this is the property. (*showing pictures*) Let me see if I can get my cursor to get going on the scene here, if not I will have to show you. There we go. This is the JPS pipe, going down the middle of the property, exactly down the middle.

We are on one of the hills on the property. I think Mr. Schleifer took me up there, it was quite nice. We have also the top of this other hill – so we are in a valley. This part of the property we are not using at the moment, that part of the property (*indicating*).

And this part of the property, this one-third up here, which has

some trees on it. Probably one, two or three trees and so forth. We plan to put under these trees like some benches, park benches and stuff. And for the kids, we have the pond right now for the kids that we had built.

Here now is the interesting place. While we used to walk up here – this is where ticks used to literally kill us. When we cleaned it up, we found that here is really a lake, it's really a ditch. If you look at it, this part of the property is 50 ft higher than this part so we have a natural water flow. If you know about the penstock pipe, JPS penstock pipe, it leaks profusely, and as I said before, we measured 1.7 million gallons and we didn't capture all the water that comes through it. So that will automatically feed the lake.

Let me run quickly, we have a few more pictures.

Do you want any other closer move to Heaven than that? (*pointing at picture*) Well, that is on the river when JPS is up. You can walk right across it and you can go over on the property, it's beautiful with capital 'B'. Thanks for selling it to us sir, we appreciate that.

MR. SCHLIEFER:

Thanks for paying for it. (Laughter)

MR. BROMFIELD:

Well, we gladly took it. I think Gobind is in love with the place and so am I. Okay, this is the plan we sent in for approval. I have put it in colours to all the agencies.

Let me just go through the things quickly and show you. This – oh,

let's start over here. This is parking area. By the way, this is St. Mary, all of over here is St. Mary, and I cut the picture off a little. We are going to park in St. Mary and go to St. Ann. There is a little bridge which we fixed up recently, you can go across this bridge and come over on the property. So you park here and down here (*indicating*) is where you saw the picture of the river, right about here and somewhere about here we are going to have Bus Park. Actually, we are trying to lease a piece of the property from the government and those who have been with the government can help us. Right at this moment in time down there is a dump where they dump stolen cars.

There is a gentleman there, he owns the property because he lives there all time, and he brought a dozen rotten chicken out of the river because people were dumping things there. So the dump is somewhere around the end there.

So we park cars and buses here but the government owns this section, the section which we are looking further up the road we would lease parking for buses for kids. Here is where you have an entrance for paying to get in. And we have about five solar powered golf carts. So for older people we would take them up here with the solar golf carts. Up here to the welcome area. The welcome area is a 60 x 60 huge gazebo with offices and shops at the sides of it, bathroom facilities and so on.

Right beside this is a splash area for children. You know children like water, and so you have a large area which we just get water from the JPS pipe. By the way, this is the JPS pipe. Yes, this is the JPS pipe here, and this is the JPS reserve. This 70 ft. wide, so 35 ft. on each side. And this here is our splash area. So we just get the water from the pipe and kids can splash around it. It's just a flat

concrete depth and the kids play around. This is a shallow pool which if the kids don't want to splash or if they want to go into the pool, that's a little pool, about a foot or a foot and a half.

This area is a green space. This is the area where we had put partially a pool for our kids. We are going to extend it and make it bigger and call this a swimming pond. So we are going to keep sand and gravel in the bottom, make it only about four foot something deep because we don't want to drown anybody and the same water coming from the pipe is going to feed it. That water has been coming from that pipe for 70 years now, that pipe has been there for 70 odd years. And so, we can expect – unless JPS decides to change the pipe, we will get water from that pipe. That water is actually water coming from river further up. So is like we got an opportunity to have an upper river.

And this is another little mini lake for sliding, this is more for boys. Boys like to slide down, you know hold on something and drop in the river. So that is that.

Now, this area is where we are making what we called the alpine slide or the mountain slide. Remember, this is 50 ft higher. And so, on the lake first phase or on the second phase, we are going to put slides made of again, no electric things because the only thing we are going to use electric for, is to pull the slides down from the lower section of the slides coming up. So this is almost like that road on the side of the hill. You see it looks like a road? Road coming down a hill.

These now are like slip and slide. What we are going to be doing, we are keeping the vegetation and we are also planting additional

improvement vegetation. So these are water slides. Again, we are getting water from the pipe at 50 ft high and you just slide here and the water will end up here. This is like a little plastic slide pond, you drop in it after you are finished. It's like a slip and slide again, all of these and you just fall into a lower section here. There is also some little slides along the side of this.

This a little slide, earlier picture to the one that is approved but it is generally the same thing. There is also other little slides. So we are taking advantage of the difference in height. It is like outside the scene here. If you look straight through the window it is height of about that angle of repose.

So all we are going to be doing here is just cutting a little road about 9ft wide and it's going to have three little slides. These plastic roller things, it's like skateboards, a little bigger than skateboards. We are going to use a solar powered pulley, pull them back up here, get another set of kids and slide down. Adults if want to they can.

This is where I told you – all of here and including here; I will tell you about here shortly.

All of here, this is ticks country, ticks used to run here. We found out this place just over the last few months when we decided to clean up the property. It was primarily what they call "Cow Grass." And if you know about cow grass, cow grass holds ticks; and everybody here in the country knows about cow grass. Cow grass, you remember seeing it in the original picture?

So there were no trees there, just grass. And of course, there were few trees that – Mr. Schleifer can tell you how, a few ahmmm – the little trees, guava trees. The guava trees are there and the cows

would eat the guava, messed them back out and they would grow in the thing. So a few of them were up there. We bathed off this and then this water that was coming from the pipe came down here and suddenly disposed. If you go up there now you will see water a few feet deep and because we had cleaned it up there is nothing growing there. But thank God, there is no ticks in this area but don't dare go around this area or and don't go to some other sections or you will get your fair share of bite.

Over this area it's an extension to here, and this is what we are going with first. This area is an extension again to the lake. On the lake now we are putting some floating restaurants, just floating snack shops if you call it so. You will see a little bit more about this, they only will float one foot above the ground. Just to give the effect of a float.

If you look carefully here, this is how the property looks here, this is the top section, this is JPS pipe right here, and this is the hillside here, and this is the area here which has an area where water came full, and this is the other area where water can be essentially poured. And this is the river, the river falls down another 15ft. deeper than here. So Let us go on.

All right, one of the things that we are going to be doing on the lake is kayaking. And thanks to Challenger, who we bought some kayaks from they gave us that picture.

Also what we call floating islands, and Sports Stuff make these and Sea Do. So you will go on the lake and if you want to go and hang out with your friends and family, you and your wife and your children. Each one of these – you put a little sand in a little plastic bag, drop it down then hold it together. As a matter of fact, at a

glance – if I told somebody who never been to the place that is it, you could say that picture with the blue; floating island is that property because as Mr. Schleifer will tell you, there is a nice big tree just right there. It looks quite a bit like that and beside it is a little mountain so that could almost pass for it.

Let's move along.

**Inflatable solar power jet ski:** We are using solar as the charged batteries to charge these – they are inflatable and where they are going to work which is on the lake; they are soft so if anything bounce them it will not be a problem. Of course, the rules are going to be, you must wear life jacket when you are going out there.

These are **Water Slides**. Again, pictures similar to what we are going to be having. This is the property actually like – some of these could actually pass for how it's going to look. All the vegetation is going to be left apart from where we are putting the slides.

The **Floating Restaurant:** This again, Country River has generously given us the opportunity of showing it. If you look there – we would like to have an evening restaurant, floating restaurant. And you know what is nice about the evening restaurant? Any gunmen and thief want to come rob you in the night have to swim back when he get him money. (Laughter)

The other two just show you of what it would be like. You kayak across to it and when you kayak to it you would end up going on the thing and so on and so forth.

And this is the splash area which I was telling you about. It is just a

flat area, it could be made of plastic or it could be made of concrete, we are going to use concrete. And we just have a lot of pipes coming through it. Kids just love to get wet in the summer. Some of us other adults too.

Now, in the pond which I showed you, the larger pond. That's not the lake but what we call the 'swimming pond' which is like a large swimming pool but it is made under earth and it is lined. We are going to be using a recycled plastic; I am getting to be more ecologist these days. We are going to be using recycled stuffs to do it. So kids will be able to do whatever they want in there, floating this and floating that – older persons can just float in a chair like the lady at the end there; the lady don't want to wet her hair and the kids want to wet themselves and do other things too.

We have some boats which we are modifying to make solar powered lake boats. So the top of it will have a solar panel, have a little bottle inside, a little electric engine for those people who don't want to pump and pedal they can do that.

We are going to have what we call a **Treasure Hunt** which just a heap of sand and we just bury some treasure in it, in little boxes and you can get them out along with what we called – treasure islands.

Then there are **Tree Houses**: We have a special way we are building tree houses. Because of this I took a course in tree house building. We are going to use really not the trees to support our tree houses but old recycled light poles which will with stand the weight and the hassle but it is just going to be connected to the tree for the specialty of having tree houses and similarly gazebos.

We are going to be having some lake crossing stuff and so on.

In the second phase we are going to put in zip lines. We are not very big on zip lines but, yes. And this is the slide that we are going to be using something similar to this along the hillside.

Okay, let me just run through it quickly. The opportunities for the community: This is what the community people would like to hear. We are going to be hiring about 90 persons when we are through. Many are lifeguards because we don't want to drown people's children and so on. We are going to be hiring of course, security guards, which is going to be in there. We are going to be having some people we call host. One of the things we are lacking in Jamaica, is people with courtesy and kindness to show you what to do and some of those.

And then we are going to be having maintenance personnel from the area of course and different people to handle food.

We think that there is going to be about a 250-person further intact because people are going to be moving here like, we are taking some people here, so there are going to be rentals.

Purchasing for shops, we have been doing that already.

Taxis and stuff taking people to here. Bus and stuff.

Tourists coming here. Photographers; River cleaners. We have hired people already to remove old radiators, old iron boards. Actually there is a dump beside us which we have undertaken to clean but when we found it was where a stolen car deal is, the persons at NEPA are working along with us to see if we can work with the police on it. Right next door the property.

And then of course, we are going to have trades people for maintenance.

We are going to be teaching kids better things about the future. And these are some of the subjects. We don't want to go too much into that.

And the benefit to the White River and all concerned. You can read that. The document – I was telling you a gentleman from NEPA a little earlier on, that one of the things we are committing to do is manage the river in our area. Because it's vital for us and we can do it without that much cost because we are going to be teaching children to do it.

Let me just make one quick comment: We have applied to IDB for a grant for teaching these kids for the keep and care of the environment using field trips coming to this area. So the IDB is considering it at this moment in time.

We are going to be removing garbage from the river; Reducing illegal dumping: Because it is right next door to our property. Minimizing illegal deforestation – we have seen some just recently. Of course, we are going to hopefully move the stolen cars from our section and so on.

The **benefits to Jamaica: *Foreign exchange earning***  
***Employment for the nation***  
***Energy saving.***

There is a heritage site on the property, we found out from Mr. Schleifer that there was an old water wheel. We found also about two or three other artifacts which we are having the Heritage Foundation investigate at a big price. Anybody here from the Heritage Foundation? At a big price, working with us helping us to

dig it out and find it and so on.

We are going to make the place a large scale teaching exercise. We think that we can touch ten thousand students a year if we do it right. Of course, there will be tax revenues for the government and crime reduction and much more. We would love to get the approval from NEPA next week. (Laughter)

We could open a small phase for the summer, we don't know if we will but that's our plan.

Our **budget** for the future is \$201, 000,000.00.

And thank you everybody.

(APPLAUSE)

CHAIRMAN:

We thank you Mr. Bromfield for that presentation, a very good presentation. Before I invite questions for Mr. Bromfield, Miss Aisha Bedassie of NEPA would like to make a statement at this time. And I just use the opportunity to welcome her and also Mr. Parkes from NEPA and all those who are joining us a little late. Miss Bedassie?

MS. BEDASSIE:

Good afternoon, everyone.

AUDIENCE:

Good afternoon.

MS. BEDASSIE:

Thank you, Mr. Chairman. I am here representing the agency, I would just like to make a statement.

The National Environment and Planning Agency (NEPA) as part of its monitoring discovered that activities related to development of an eco-tourism project on the White River as such had commenced without the required Environmental Permit.

The principals were cited and advised of the requirements for statutory approval (EP) from the NCRA.

On 20 October 2011 the National Environment and Planning Agency received an application from Rivva Riddim Limited for an Environmental Permit (Application No. permits 2011-05017-EP00201) for the establishment of an Eco-tourism Theme Park which is proposed to consist of walking trails, lake kayaking, water slides, zip line, a kids spray area, recreational pool and floating lake activities, a central sewage treatment system parking and administrative facilities on approximately 22 hectares of land. The construction of the theme park is proposed to be conducted over three phases lasting for approximately 24 months.

The information submitted in support of the application was reviewed, a site inspection conducted and a decision arrived at that an Environmental Impact Assessment (EIA) would be required for the project. The draft Terms of Reference (ToRs) for the EIA were submitted and reviewed internally and also by external

stakeholders. The ToRs were approved in letter dated 16 February 2012 and the applicant was advised to proceed with the preparation of the EIA.

The EIA was submitted to the NEPA and on 16th of March 2012 and circulated for review and comments to the St. Ann and St. Mary Parish Councils, the Social Development Commission, National Works Agency, Water Resources Authority, Mines and Geology Division and Jamaica national Heritage Trust.

That Agency is currently awaiting these comments which when received will be reviewed, collated and communicated to the applicant for the necessary actions to be taken.

This public presentation has been mandated by the agency NEPA and it is being undertaken by the applicant in accordance with the terms outlined in the document titled "The Guidelines for Conducting Public Presentations", dated 25th October 2007.

Please note that public consultation is an integral part of the review process conducted based on the issues raised or comment submitted by the relevant stakeholders, the applicant may be required to provide clarification and/or additional information in the form of an addendum.

It is very important that all participants and Agency is represented at this meeting to only observe the proceedings and to hear the issues being raised. The Agency will not participate by answering any questions at this time, we are just here. Please bear in mind that **NO FINAL DECISION** has been made on the application.

We now wish to remind you that the process with respect to public

presentation for EIAs is as follows:

1. Now after today, a copy of the Verbatim Minutes of the Public Presentation is submitted to the Agency by the applicant and within seven (7) days of the Public Presentation.
2. The public is allowed up to thirty (30) days after the Public Presentation to provide written comments to the Agency.
3. Upon receipt of the comments, they are collated and sent to the applicant for responses to be provided.
4. Once responses are received, a submission is then prepared to facilitate deliberation on the technical merits of the project in advance of a recommendation being made to the Natural Resources Conservation Authority (NCRA) for a decision to be made.

Please note carefully that final decision on the application is the sole responsibility of the Natural resources Conservation Authority not NEPA.

Please be reminded that the EIA Document is available for access by the public at the following locations:

***It is our Documentation Centre in Kingston;***

***It is on our website.***

***It is at the St. Ann Parish Library and; it is also at the St. Mary Parish Library.***

Thank you very much.

(APPLAUSE)

CHAIRMAN:

Thank you Miss Bedassie. And as you can all see that our governmental agencies are well on board and taking the interest of the environment at heart to protect all stakeholders.

I am just using this opportunity to ask all of us present here to sign the register so that we have a slate of those in attendance.

And at this point I will now invite comments from community members and to other stakeholders on Mr. Bromfield's Presentation. Floor is open. Seems as if the community wants to say, listen we are in agreement with this thing. Let me hear some comments, please.

## **QUESTIONS AND ANSWERS SESSION**

MR. FORSYTHE:

Dunstan Forsythe.

CHAIRMAN:

Mr. Dunstan Forsythe.

MR. FORSTYE:

I have a concern. About how much million gallons water wasting at the public service place. Based upon knowledge of that area the water pipe is made out of wood with something tied. The security concerns, what if it breaks. When you have a full pack of people there, children in the lake and it just give way, what will be done?

MR. BROMFIELD:

Mr. Chairman...

CHAIRMAN:

All right, a very good. I think our environmental presentation would address that. The history of the JPS pipe has been in place for about 70 years and we could ask Mr. Bromfield...

MR. FORSYTHE:

Just beyond that area couple years ago, about ten, fifteen years or more ago, more than that, over 25 years ago. Topside where the place is, part of the pipe, that same pipe gave way and tear down a lot of piece of the place around there. So what if? And if it a continuous leaking then I mean, there is danger there.

CHAIRMAN:

All right, Mr. Bromfield...

MR. FORSYTHE:

In my estimation.

CHAIRMAN:

All right, Mr. Bromfield, you want to respond?

MR. BROMFIELD:

Yes, thank you very much. Both Gobind and myself are Engineers, and Engineers are people with a certain mentality, and things that can happen in the future that is bad, we as Engineers think about a lot of time. And that was one of my first things when I came up on the property: What happens if this pipe burst? We went and did a lot of study on the pipe, and one of the studies is, what pressure the water was coming up. Comparatively low pressure because it is just below the reservoir. As a matter of fact, I think, if I am not mistaken it was less than 30 PSI in that area.

But the other side of it is: What are the mitigating things that we can do. Years ago I used to own Burlington Estate, a very large farm in Portland and we had to build protection for ourselves from the mighty Rio Grande. And we did our Engineering study on that and just a simple solution there. This is peanut compared to the Rio Grande.

There are berms, made up berms which if you look at the reservation that JPS has of 70 ft, that 70 ft wide area – I am sure it was the idea of JPS Engineers way back at that time, to make an opening area that water could flow. But in addition to that, we are putting a berm which is about 20-30 ft wide of concrete and maybe

about 5 or 6 ft high. Therefore it would become a second river running up there, the same width of the river that would be down the bottom here. You understand what I am trying to say?

So in other words, in our property for our own safety, because we are the ones that people are going to sue, we have to make sure that we measure our things before we buy it – you know like the Jamaican saying.

So as a result, what we have done, we have planned in the thing; and it is in our diagram, a berm – the diagram is at Parish Council. A berm, right along the JPS pipe that can affect people, which is higher and thicker than what the pipe would bring from it after the JPS reservoir comes down.

So based on those calculations, nobody can get hurt because it would be like a 70-foot wide river and it would be like 10ft deep that could go freely before one ounce of water could get into our property without...

CHAIRMAN:

Okay, Mr. Bromfield I think you have aired that enough. I would leave the floor open for some other questions at this time. Yes sir, could you state your name for the record.

MR. GREENLAND:

Milton Greenland, Cascade.

CHAIRMAN:

Mr. Milton Greenland.

MR. GREENLAND:

In regard to the employment, the job employment and the training, I would like to ask where will these training be held.

CHAIRMAN:

Mr. Bromfield?

MR. BROMFIELD:

Yes, quickly. We are going to be running some training on site and we would like to be running some training in Kingston.

CHAIRMAN:

Okay, thank you.

MR. GREENLAND:

There is another question.

CHAIRMAN:

Go ahead.

MR. GREENLAND:

As a person who lives in this community, I born and grow here, and we have – it's just a small community but we have a place that probably if you have people from in the area that you could teach or train, we have a big community centre, I think is one of the largest around the area. I am suggesting that this place here could be utilised for the training. Also about the construction of this property, are you going to be taking people from out of the area to do the construction of the property?

MR. BROMFIELD:

Just for management and special supervising but ordinary workers are from this area.

MR. GREENLAND:

From this area. Okay.

(APPLAUSE)

Thank you.

CHAIRMAN:

Thank you Mr. Greenland. Any other comments? Well, you could raise some other issues because the next speaker that will speak about the environment and Rivva Riddim, Miss Kamille Dwyer, who will probably raise some other issues in her Technical Presentation, that Mr. Bromfield had raised. So you will have on another opportunity to revisit some of the other issues.

So at this time might I invite Miss Kamille Dwyer to make her presentation?

MS. TAYLOR:

I am Primrose Taylor. For the young people who will be trained, how would you get in touch with them to be able to do that? Would you hand pick them or what? What are the requirements?

MS. BROMFIELD:

Initially it would be from community representatives. There are a couple here that we know and there are other persons who have been speaking to us. So we wouldn't like to see a whole host of people come down on us. Because the 90 persons that we spoke about is over the full time of the operation. So the first we may start up with 30 and then we go up as time goes because everything would be not working at full force from the beginning.

MS. TAYLOR:

So basically what's the requirement?

MR. BROMFIELD:

We will hire people as long as you can read and write right up to people with many degrees.

MS. TAYLOR:

Oh, thank you.

**PRESENTATION "THE ENVIRONMENT AND RIVVA RIDDIM"**  
**MS. KAMILLE DWYER**

MS. DWYER:

Good afternoon everyone. My name is Kamille Dwyer, I am representing Environmental and Engineering Managers Limited. We conducted the Environmental Impact Assessment on behalf of the developers for the Rivva Riddim Eco-tourism Park.

As was outlined by the NEPA representative, the developers applied and sent in a permit application to construct the proposed development but of course, as part of the conditions they needed to have conducted an impact assessment.

The Environmental Impact Assessment is really well – it gives an overview into the possible or probable impacts that can come from a particular development. It looks at – well, I would say a broad range of environmental issues, not just the physical and biological environment meaning the soil, trees and birds but also the social aspects of it. How does it affect people when someone comes and puts something on lands that were probably used previously by existing residents? Those kinds of issues.

So the Impact Assessment gives that kind of overview as to how these design phases of the project will impact the environment or is likely to impact the environment because you don't know for sure.

So the EIA provides an overview of these possible issues.

It examines what are the possible implications, if I decide to put a slide on the hills or if I decide to put a lake somewhere. So this is what the EIA Presentation will be about and after you can freely ask

questions about it.

And as has been mentioned before, the presentation (the EIA report) is available at the parish libraries, and we encourage people to go and read to get knowledge about what is happening and what is being prepared. We can't present everything that we have made out in the EIA here so we encourage you to go ahead and take part.

All right, so this is just a section of the property (*showing picture*), this is close to entrance of the property and – because Mr. Bromfield gave such a detailed overview of the project itself there is no need to go over that again so we will just continue onto certain aspects of the EIA.

Now, in doing an EIA, you have to take into consideration not just the design aspect of the project, you also have to know what are the regulations, the policies that govern any action that is proposed and of course, these are the issues captured in the EIA.

So we looked at the regulatory framework, what policies and laws would govern the actions to be carried out by the developers. And these are the following regulations.

***The Watershed Management Policy.***

..As you know this is a watershed area and of course, such a policy would be integral in terms of what steps they will need as developers to ensure that they are meeting the requirements as laid out in the policy.

***The development and environmental Manual;***

It outlines the standards that developers should meet when constructing any form of development whether residential, tourism, commercial; there are particular standards that you are expected to meet and as such, this is one of the documents.

Then we looked at our;

***Individual sectoral plans The Physical Development Plan;***

....which is just land use, meaning the purposes for which land can be used.

***The tourism Master Plan;***

...because it is a tourism attraction also. We looked at;

***The Forest Management and Conservation Plan*** and;

We also looked at a long list of legislation which are applicable.

***The Tourism Board Act; NRCA Act;***

...which is the Natural Resources Conservation Act

We looked at the;

***Natural Resources Prohibition of Categories.***

This is the permit. This is why they required a permit to be

submitted. And; we also looked at;

***The ambient Air-quality Standards.***

We looked at;

***The Town and Council Act***

***The Parish Council Act***

-

And of course;

***The Parish Council Bylaws;***

***Water Resources Act***

***The Watershed Protection Act***

***Forestry Act***

***Wildlife Protection Act.***

Of course, the important aspects related to waste management:

***Solid Waste;***

Heritage Trust Act -as you would have heard Mr. Bromfield mentioned, that in doing maintenance work they discovered artifacts.

And of course, anywhere you discover national – well, artifacts of historical importance then, National Heritage Trust falls into the picture...

***Public Health Act***

The issue is, once you are involved in an attraction that will involve

people and of course, anything that will generate waste then public health issues come into place.

And;

### **Flood Water Control Act**

As the gentleman asked because of the obvious pipe that is there that is leaking you also have to consider what if the pipe bursts the **mitigation measure**.

All right. The required approval of course, would be application through NEPA.

Also as part of the EIA we also looked at a **Sewage Treatment Plant** which is: How do you treat waste generated at the facility? Not just solid waste which is just your normal rubbish, paper, but also waste generated by people.

And was mentioned the **Terms of Reference** which was also submitted and granted approval. And then the **design** that was submitted to St. Mary Parish Council.

Now, as the overview: The project is a \$300,000,000.00 investment for the development. The property is approximately 40 acres and is being developed to accommodate 500 visitors, but of course, they have about 200 to 300 people coming in on a daily basis.

All right, you already saw this aspect of it so I can just move on.

One of the other things that wasn't mentioned apart from the

attractions is that, we also looked at other facilities that are needed to support the park; meaning the welcome areas and other administrative sites of the development itself and utility infrastructures.

The **UV sewage treatment system**: Which I will give more information later on.

The water infrastructure supplied by JPS. There were certain concerns about the **woodstave pipeline** already mentioned.

The electricity facilities in keeping with protection of the environment. As Mr. Bromfield mentioned, they have decided to use solar panels to generate electricity for the property and of course, to use hydro power which is essentially generating electricity by using water. So what you have is that the water is flowing at a certain pressure and it helps to generate electricity.

(Change of slide: Project schedules)

So the proposed project schedule is: To seek environmental approval by June 2012. The construction of the park is to be undertaken in three phases over 24 months. Phase 1, which is largely the subject of the EIA, will be operational after six months duration and then the subsequent phases will be undertaken as an expansion over a two-year period.

Now, in doing the impact assessment we looked at certain aspects of the environment, as I previously said. One of the things that we looked at is Flora and Fauna: The birds and the bees and the trees. What we did was, we came in and we surveyed the property to find out if there were any endemic species meaning, species belonging

to the island that you perhaps won't find anywhere else. Did we find anything in terms of special birds, migrant birds that used the site at special times of the year? And based on that survey, the results showed that there were 41 tree species and 32 herbs and/or other shrub species that were observed on the property.

What we also looked at is that the vegetation covering the section of the property meaning where phase 1 of the attractions will be had already been disturbed because it was previously used as agricultural land. So the vegetation you would not classify it as being pioneer vegetation or forestry vegetation, it's really grass lands and regular shrubs that you see.

In terms of the second phase of the project: No significant amount of the vegetation based on our assessment will be removed along the hiking and bicycle trails as we expect these areas to remain in their natural state and normal pathways, natural pathways will just be cleared in terms of the verges to maintain access paths for the hiking and the bicycle trails.

And of course, the existing flora and fauna will form part of the nature trail. And one of the things that the assessment showed in terms of the flora is that this area consists of orchids which are very, valuable flora species within Jamaica itself, and the area is also used by a lot of bird species.

We have parrots that are found within the watershed. And of course, there are concerns in terms of where they are located.

Most of these species were found mostly in the hills and I would expect that given that the area is relatively undisturbed. So most of the flora and fauna that we found are in that area (showing picture). And that area which would be in use under phase 2 of the

project is used as the nature-base aspect of the project which is really just for hiking and nature walk and so on and so forth.

Now, as seen, I had already mentioned these, that we don't expect that a significant amount of vegetation will be removed. We expect about perhaps about 4 to 5 hectares of vegetation will be removed, possibly a little bit more, but we expect that once the area has been excavated or cleared to put in the slides and other attractions.

Any area that is not in use will be revegetated. Meaning, we are going to plant back all the trees and all the shrubs and everything that had previously been removed.

All right. So these are just pictures of the property and you can see right here; this is the area which is relatively undisturbed, it's really larger trees and in between you can see little grass lands and so forth. And on this section of the property which is closer to the bottom, like the valley that Mr. Bromfield was showing you, is where the grass lands and where phase 1 of the project will be.

This area is just a section of the White River that flows onto the property itself and this is the woodstave pipe, the JPS pipe that would provide water. You can see from these pictures – some of the guava trees that they were speaking about that ended up on the property. So this section of the property here, is where you will have the rides, the slides starting from before and then the berm will be placed – as was a concern raised by the gentleman about the leaking JPS pipe where the berms will be going for protection.

All right, the social aspect of the project is where we get the feedback of the community: What do people think about such a

project in terms of positives and negatives. What we generally establish is about a 2-5 kilometer radius from the project side. So the communities of Cascade, Exchange, Bonham, Three Hills, were all surveyed to kind of get an overview of what people think.

And this is of course inputted into the EIA because we have to get a sense of what people will tolerate in terms of their overall comfort; at least it will be level of comfort with a project of this nature being within their community.

This section provides a summary the results of the survey. For the positive impact approximately 77% thought that they would have gotten employment opportunity from such a project. They thought that it would also help to enhance and diversify the tourism product currently offered. And one of the things mentioned – we did a survey also in the town because given that St. Ann and St. Mary are really known for tourism, we looked at what would people think of such an attraction: And one of the things was that, we depend too much on the sun, sand and sea. So there tends to be too many mass-type tourism; five-star hotels being put on the beach and so forth. So one of their concerns was that this project was a little different, it was offering something a little different than the traditional tourist product that was being offered. Also they saw it as an opportunity for the community to receive other improvements.

One of the things is that, I guess that is normal expectations for persons. If you are coming to utilise their resources or to come into their community then the community should benefit in certain ways.

So one of the things they felt was that improvement in their community infrastructure whether it was their community Centre; whether it was to help to improve pipes; whether it's to support the local schools or charities. That was also something that was mentioned by persons who were surveyed.

Now, the negative impact: Of course, there is always some negatives but of course, negative impacts can be mitigated in certain cases. And of course, persons had concerns about the exploitation of the natural resources. And this was expressed by a third of all respondents, that there were some concern that they would lose their forest, that the water would be polluted because people still used the river. And of course, there would be an encroachment on the habitat of the wildlife species, the birds, butterflies and so forth.

One of the other things was, displacement by locals, and this we find is a serious concern by people in general in that, there are restrictions placed once developers occupy their lands. And we see this a lot with beaches where a beach that we usually use every day, a developer buys the land and you are no longer given access to that land. And that was an obvious concern for everyone whether it was in the town or within this area that was surveyed.

**Tourist Harassment:** It's going to be a big issue with tourism-type developments, and they felt the issue should get some attention. And of course, another big issue as was raised is the **migration and influx of project workers**. Community members felt generally that projects that are done in their community they do not benefit during the construction phase or operational phase because migrant workers, foreigners are brought in or people from other communities. Almost 80% of our

respondents felt that this was the case. And of course, this was brought to the forefront.

(Change of slide: Traffic Impacts)

We did a traffic survey to see how would this particular development impact traffic; meaning, would there be vehicle-pedestrian conflicts as there are a lot of children on the road and also a lot of people tend to walk on the road and so we had to do a survey. We did four points which is really down by the Frankfort/Labyrinth intersection, right at the entrance to the Park, the intersection right coming up to Cascade from Exchange and of course, Exchange and the North coast Highway.

What we found was that the busiest intersection was obviously down by the Highway of the intersection off the Exchange roadway. And the least activities observed was at the Rivva Riddim entrance site.

So based on that we could deduce that one, there are not a lot of vehicles coming up pass the Rivva Riddim road from Frankfort coming up. Most people tend to come around up Exchange and make their way up to Cascade.

And of course, based on that we also saw that a lot of the buses came up because they were going to the White River Attraction up by the top. So you had a lot of buses and cars going that way.

It was fairly even in terms of when we saw the vehicles. We looked at peak periods: When is it that you see the most vehicles on the road? And it was fairly consistent throughout the time. As you can see 37% of vehicles were dominant in the morning. So we observed

most vehicles during their back and forth during that time.

One of the things I think why it is that even is because of the obvious attraction, so there is always a continuous movement of vehicles transporting tourists up and down. And of course, residents who travel from home to work.

(Change of slide)

As part of the EIA we did a **Carrying Capacity** of the development. A Carrying Capacity gives you a kind of overview as to what the attraction/ the property can manage in terms of the number of people that can be on the property at any one point in time. The Carrying Capacity is really done in different ways and it can be subjective depending on what standards you use. So there are certain standards and different people may use different standards depending on the type of attraction. So we decided to use a standard where we looked at the physical meaning the size of the land itself, we looked at the infrastructure meaning pools and the size that they were proposing, we looked at the biological capacity which is very difficult to measure because in a case like when you are in a watershed you know that you have a lot of flora and fauna so in assessing that, it is a little more difficult and it's the same thing with social capacity.

**Social Capacity** is: What amount of individual space does a person require to feel comfortable? Meaning, if I am in this room, am I comfortable just in my little spot here? That's essentially what social capacity looks at, your personal space.

In doing the assessment we applied the standard and the physical capacity ended up to be about 800. And total daily visits is based on

the size of the property, they could accommodate approximately 1600 persons per day if each person was spending four hours at a time. However, based on what we are proposing the Rivva Riddim facility would look to accommodate only 500 persons because we also have to consider the other factors and the major factor is of course, the ecological side of it. So you don't want to overwhelm I guess, the fauna and the flora by bringing in too many visitors at one point to the site.

We looked at – just giving you two examples of the infrastructure. We did the swimming pools and we looked at the overall capacity. We used the Texas Public Health Code Rule, which looked at – that each person should have a surface area of 2.25 square meters, and this is used for water with depths greater than 11.7 centimeters. So based on applying that standard to what we have proposed, their splash pools could technically serve a maximum of 120 children at any one point in time, but we have recommended that they do a maximum of 40 children at any one point in time. Also the recreational pond and pool have a measurement of 36x1. We recommend that based on the carrying capacity that they will serve 16 persons at any one point in time.

For the **Boating Capacity**: We applied the Warren and Rea Standards which looked at what amount of water and the amount of boat it supports at any one point in time. Now, we applied a 0.5 hectare and at the end we worked out that at 3 hectares then ten (10) boats could be on the proposed lake at any one point in time. And of course, the recommended carrying capacity based on what we have done is 6 boats at a maximum to be used on the lake at any one point in time.

Now, for this information – even though I am kind of just going over it – it's more detailed in the EIA, so if you want to get a better understanding of how we have worked out or arrived at these figures, and of course, all the standards are there that we have used, so you are encouraged to go and read about those.

(Change of slide)

The **Sewage Treatment**: Sewage is a big issue largely because the river is right there. One of the concerns that we had in conducting the EIA was of course, the pollution of the Ocho Rios Marine Park which is at the bottom of the river. So of course, a lot of the waste that's generated at, what we called the Upper White River, at the top of the river flows all the way down to the bottom which pollutes the coral reefs and that kind of issues.

So what we essentially looked at is, how do we treat any waste? And in this case it is sewage that is generated at the park or at the facility. So we designed a system essentially that will have four septic tanks, three, what we called "Reed Beds", and the system is a UV system meaning, using ultraviolet light to purify the water. And it is of course, one of the most effective treatment systems right now and in a short while I will show you the benefits of it. The system is designed to support an average daily flow of 7 cubic meters per day to for estimated 500 visitors. But as we mentioned before, we have estimated 200 to 300 visitors at any one point in time. So of course, we felt that the system will hold up against that.

This is really a schematic way to show what happened (*pointing to diagram*) which is, the water flows down through the manhole and then goes to the septic tank and then it goes to the reed bed. And the reed bed is really just made up of enough vegetation and rocks

and you know, held together with a mesh, similar like to how you would cage pigs in a pig pen I am supposing – like what my grandmother used to do yes – and where it would keep the vegetation and rocks together in the bed. So it's like the rocks and vegetation are kept here (indicating) and it kind of filters the waste that flows through. And then you have the UV light system which treats the water then it's kept in a tank and then it's let out for irrigation, landscaping purposes, example to water the flowers.

The UV system is of such that, in comparing it to other systems, it works instantly as compared to say chlorine. It's chemical free so the water is purified without the need to add any other chemical. It avoids the potential of generating harmful chemical disinfection byproducts. So what happens sometimes you use chlorine but the chlorine itself ends up generating other chemicals that's actually causing additional pollution. It's low in maintenance, it only needs to be inspected like once every six months and you only need to change the lamps on the filter. You need to change the filter so that it doesn't get clogged so that light can actually pass through it.

The disadvantage that we found with the system is that, it requires an electrical connection and of course, the pre-filtration system needs to be maintained effectively in order for the waste to be treated.

Now, this is the aspect that I want everybody to pay attention to and to see if there are concerns that you may have.

In doing our assessment in the construction phase, these were some of the impacts that are likely to occur.

**Fugitive dust emissions:** That is just from digging and clearing

the land.

**Vehicular emissions:** Meaning, from the movement of trucks and heavy equipment and that kind of thing.

**Noise:** And that is essentially construction noise; what we called nuisances.

We looked at **Solid Waste:** Of course, which is the removal of top soil vegetation. And I want you to pay attention to the classification, whether we felt the impact was significant or not. And of course, solid waste we saw as a very significant impact because of the potential risk for land and water pollution. And of course, water pollution meaning the river, if the waste got into the river mainly from what we were removing.

We looked at **Use of Fuel:** And this is just to fuel the cars and trucks.

And of course, **Sewage:** But this is in the construction phase. So the sewage was a no, because they are using portaloos; meaning the portable toilets. And of course, with those there is no need for handling by the on-site personnel, it's the contractor who just comes in and removes them.

Another concern was of course **soil erosion:** Soil erosion was a major concern largely because of the type of soil that is on the property. The soil on the property, it's kind of a light sandy kind of soil which is highly erosive, meaning it can slide. So if it's not properly reinforced then you can have land slippages and so forth based on the slope of the land. And that was an obvious concern.

We looked at **construction**: Work accidents of course.

**Increase traffic movement.** Given the narrow size of the road there is always a potential for what we call vehicle to people conflicts, meaning, increased accidents whether it's pedestrians, cyclists or users of other cars.

And **Use of Water**: We consider to be no, because the water is a natural resource, it's already flowing on the property and as such, we did not classify it as being significant.

And **Fuel and Oil Spill** was found to be a significant impact largely again because of the risk to the environment if there is indeed an oil spill maybe from a truck or maybe from any other machine that could be working on the property.

The **Operational Phase**: This is when the project is up and running. So we looked at what will happen. The use of water is classified as not a significant impact largely again because of what's available.

**Noise**: Because of the up and down, there is no steady noise. We expect that yes, you are going to get occasional screams from various activities but because of how the property is built in terms of, well not built, it's naturally sloped and you have the valleys and hills, you won't get that booming noise, it would deflect off the trees, noise and so forth in terms of that kind of deflection.

There is the **risk of recreational activity**: That's one of the concerns raised. When you have too many kids in a pool or you have someone coming down the slides the wrong way. So that risk

is also very high.

**Sewage and Land Pollution:** If the treatment system is not maintained properly then you have the risk of getting untreated waste into the water and of course, across the land in which it would seep through the soil creating problems not only for the river but eventually people who use the beach further down. So the impact we are looking at is not just on site but of course, what happens further down when the river takes all the pollution down.

We didn't see any alteration of the land, meaning the change of use from agricultural to a tourism land use wasn't significant in terms of a negative. It would more seem you know, to be a positive.

**Increase traffic movement:** Is always considered a negative given the increase risk you face especially in the rural communities where you don't have as much traffic constantly going.

And of course, **Manmade and Natural Disasters:** One of the things we had to look at is, if there is a hurricane or an earthquake what happens on site? So of course, that was classified as a significant.

And the Maintenance Phase of the project: Oil spill leaks, we don't expect that the developers will be using a significant amount of oil in maintaining. Same thing with Solid Waste and of course, maintenance work. We don't expect there will be anything that they will be doing in basic maintenance that will result in the injury or death of their workers.

Okay, **Mitigation Measures:** As with all negatives, there are certain aspects of each impact that can be mitigated, meaning it

can be resolved. Now, of course to what extent it can be resolved could be debatable because a lot of what we have put in place and was presented here can be mitigated.

We looked at **Fugitive Dust**, and of course, we have recommended the covering of haulage vehicles, ensure proper stockpiling meaning the storage of whether it's excavated materials, dirt recycled properly on site so that it's not in people's way. Of course, you wet the cleared land to mitigate against fugitive emissions – of course, you provide your workers with proper protective gears meaning workers have their dust masks and stuff like that to ensure that they don't get respiratory problems during the construction phase.

And similar with **Noise**: During the construction phase you expect that workers will be given their hearing aids or if it is that they are given their ear muffs and so forth in order to ensure that they are not affected.

One of the reasons why we focused on workers here is because this is at the construction site so for community members who are going pass, the noise will not be a major impact if you are just going pass unless you are going to the site.

For **Solid Waste**: We proposed that they contain the garbage meaning, you have a proper facility for disposal and of course, that these garbage be removed to an approved municipal dump site. And of course, that the landscape project sites have been excavated or properly topped up after. During land clearing we expect that only areas that are absolutely necessary for clearance will be cleared and that these areas will be re-vegetated following the completion of any construction work. And of course, brings to

the attention unearthing of any artifacts, to the National Heritage Trust and to NEPA immediately.

**Sewage:** To use a reputable company to provide portable toilet for workers.

**Soil Erosion:** We proposed that only top soil are cleared from the land and that bunds are placed around the stockpiled material to ensure that it's not washed away by waters in case there is heavy rainfall or anything like that.

We also recommend utilising what we call "sediment traps" which is really what you would call like a big sieve, you know like a strainer, to kind of capture whatever is being run off when excess water is running over the land. And of course, revegetate areas that have been cleared.

And for **Construction:** Work accidents to prevent, injury or death. Of course, to put up signs instructing persons about safety procedures what to do, and provide workers with their necessary protective equipment. And of course to train construction workers about good safety practices and emergency preparedness.

Similar, mitigation measures for traffic. You would put up signs along the main road showing that construction is going on there as movement of heavy vehicles will be seen on the road. And of course, to observe speed limits and so on and so forth that have been put in place or to erect them themselves to ensure that community members who are using the roads are not surprised by speed instructions or anything like that.

**Fuel and Oil Spills:** Of course, to store the fuel in proper containment and also what we call a bund. A bund is generally concrete but in this case for construction you could use what we call "a replacement bund" which is like a plastic around the tanks that have oil or barrels, or anything like that to ensure that if there is a leak it goes into the bund as opposed to into the environment.

The **Operational Phase:** We looked at, to design a proper sewage treatment design system which I proposed is the UV system and of course, we looked at the recreational activities. Of course, we have advised that the facility needs to develop an occupational health and safety plan for its workers, which is essentially, what do you do in the case of an emergency. An emergency response for natural disaster whether it's an earthquake, hurricane or flood.

Maintain a first-aid station at the Park and use signs to advise visitors of safety requirements.

Well, we have already gone over some of these, the Solid Waste – oh, one of the things to do is to ensure that all food handlers at the facility have the required permit as is required by law.

Okay. The overall benefits of the Project:

1. It will contribute to the Jamaican economy.
2. The objectives are consistent with those that are outlined in the Tourism Master Plan and;
3. It has underlined social benefits.
4. It will be able to generate foreign exchange.

5. Job opportunities for nationals and;

6. Strikes a fairly good balance between economic development and environmental protection.

And these are the specific benefits we expect from the construction phase:

***Employment. Job opportunity***

And similar to the operational phase where we expect that the environment will be protected and conserved based on what we have proposed in the design.

Mitigation Plan developed for all the potential adverse impacts.  
That:-

*(I)We have the environmental monitoring programme;*

*(ii)A Waste management Plan for the management of solid waste;*

And of course;

*(iii)Emergency Response Plan.*

Thank you all.

(APPLAUSE)

CHAIRMAN:

Thank you, Miss Kamille Dwyer, for that most informative impact assessment. We have heard from Miss Bedassie that the NEPA agencies are anxious to hear what we in the community or you in the community think about this project. They treat this in a very serious way. You have now heard an extensive presentation by the proposers, Rivva Riddim, their Managing Director, Mr. Charles Bromfield, and now a most in-depth access, analysis by the technical people.

Now, I am going to throw the floor open again. It is your meeting for the community to raise concerns so that we leave here with no doubt about how you feel about this development that is going to come in your community. So the floor is now open for questions.

MR. TAYLOR:

I am Richard Taylor.

CHAIRMAN:

Yes, Mr. Taylor.

MR. TAYLOR:

I would like to make a suggestion pertaining to flora and fauna. And of course, there is a lot of space on the property. My suggestion is mini zoo, a small zoo. I am just making that suggestion.

CHAIRMAN:

Okay then Mr. Taylor, noted. Any other comment? Remember this

is your meeting.

VOICE:

Yes, sir.

CHAIRMAN:

Could you state your name.

MR. WHITE:

My name is Jermaine White, Three Hills. Personally my opinion of this project I seriously don't have a problem with once all the 'criterias' are met [*sic*]. I think this is a good development for the area, talking about Labyrinth, Three Hills areas because as you know, eco-tourism is the way to go now, getting the community involved different from the 12-storey hotels on the seas. And it's not only employment for somebody going to their daily job 9:00 to 5:00, but other spin offs are there for the community because in the presentation there is a river restaurant that the produce for the restaurant can be had from the farmers in the community.

So all in all, I think this is a good development for the area.

CHAIRMAN:

Okay.

(APPLAUSE)

I recognise you, yes.

VOICE:

Me?

CHAIRMAN:

Yes.

VOICE:

Again, this and everything that was said or discussed. My concern is the spin off for the area. And basically what I am talking about, we have the school here, what will this company be doing to enhance the school? I am really concerned about that.

CHAIRMAN:

Okay, can I have one of the Directors speak to that? Mr. Bromfield?

MR. BROMFIELD:

Certainly. You know I have started already. I have been speaking to the Vice Principal. One of the businesses that, as you know we are people for the environment, we are in the solar business, and we will be looking at the possibility of looking at assisting with some fans, working fans with solar. So we will let you know summer about that. So you use the hot brightness of the sun, because you work in the days so that will be there.

Another possibility – one of the things that we are going to do as we told you about, we are very, very serious about the next generation and we are going to be teaching the next generation about the

environment we are going to have them work with us on the river; care for the river. So we are going to be offering a number of things to the school that's intensive and that can benefit them.

VOICE:

For the school I am looking like – Okay, can this school be like a pilot project for your – like for okay, the children coming in, will that be a cost or something to the school or whatever?

MR. BROMFIELD:

We will definitely look at the schools in the area to a very special price. It is vital for us to do because it is partially yours in a community although Gobind, he is Mr. White River, he knows everybody up here and – it is our community. Rivva Riddim, to a great extent is ours because if we move good with you and we treat the river well, even the upper part of the river which we don't have access to is going to last long if we do that. So it's best for us to do that.

CHAIRMAN:

Thank you, Mr. Bromfield.

(APPLAUSE)

You might have heard earlier but I want you to place special emphasis on it. Both Directors are Engineers in their own right, who have worked at the top echelon in business of this country. Mr. Bromfield told you about his solar business and I would invite the community leaders and so on to take him up on it. A gentleman

mentioned about the Community Centre, that they will transfer technology here and teach some of the children in these areas. They have that technology so take them up on it so that the community can benefit from these other involvements of the two Directors. I think – I am not taking stories out of thing, Mr. Bromfield has worked with IBM for over 30years, and Mr. Gobind is a Senior Engineer at ALCOA. So they come very well presented.

Questions, please. Okay I recognise the lady. What's your name?

MS. DAVIS:

Miss Davis.

CHAIRMAN:

Miss Davis.

MS. DAVIS:

I just want to welcome you to the community and hope we will work along with you to beautify the place and we welcome this venture.

CHAIRMAN:

Okay, thank you.

(APPLAUSE)

Recognise this gentleman, what's your name?

MR. RODERICK:

Hugh Roderick. And also a resident of the community, Three Hills. I don't have a question because based off the presentation it seems as everything has laid out perfectly. Well, everything is not 100% but as we say, things can be corrected down the road as we mentioned mitigation situation. But when you look at this project, when I first heard about it I said, very good things for the community to think about employment benefit, people benefitting in many different ways, from the farmers to the construction to taxi operators and – believe me, I endorse this project 100%. All we need to know is that whatever is stated we just abide by these. For example, when you mentioned about workers from the community. We need to ensure that people are really being employed from the community.

(APPLAUSE)

So I just want to say to the developers thanks for this intervention. Thank you.

CHAIRMAN:

The two principals are here, Mr. Gobind Dansinghani and Mr. Bromfield. So you can hold them so that the community benefits.

Yes sir, Mr. Greenland.

MR. GREENLAND:

Yes sir, again. I think that this project will be a great one. I think it's going to be really good for us. I have one concern. As the mentioned that they had made survey of all of the areas, White

River coming up to Exchange. I don't know if you have gone through the Gorge, but you have two entrances to get here, some of the road condition is in a deplorable condition. Now, the bridge; the little bridge that you spoke about there, you as Engineers, that bridge is umpteen years old, it's very old, and you are going to have heavy duty trucks and buses traveling over it, you never know when this will ever cave in; you never know. Now, I am asking, I don't know if it is the Parish council or anything, but the road condition in the Gorge coming around is very bad and the road here, the large road coming around to go to the project it's not really great. What reservations you have made for these?

CHAIRMAN:

Okay. Thank you, Mr. Greenland. Might I ask the Directors to interface with the Members of Parliament, Councilors. We came in by the Exchange Road and it was pretty much okay. I guess the other section of the road, I don't know. And the Government is in great haste to do road projects so I would invite these proposers and developers to have their Members of Parliament address some of these concerns. I mean, it's in their interest and all of us interest.

Any other concerns, questions on the presentation of Miss Kamille Dwyer? Well, before we advance further on the agenda I would like now to ask Mrs. Boyd to come forward, Mrs. Boyd is going to address us.

MRS. BOYD:

Well, I wouldn't say really an address you know, because from what – I am a teacher, and you know I have to be inside and outside. The ears were over here and the body over there but I was listening

to everything that was going on and I really appreciate this. This is a very, very overwhelming move for the community. I just hope and pray that whatever is being done will be a benefit to the community and people will get jobs. But one thing I am stressing, please let us remember that although you might have the 'know it all' and everything to work in an environment, we have to display, some form of discipline.

(APPLAUSE)

We are going into an establishment with a recommendation and a certificate; with all the degrees and, the different institutions that you have been to, and you are going inside of it to take over, you don't want to hear anything from anybody because you know it all. We have to make sure that we are going to let this thing work for all the environment that is surrounding this great establishment. I welcome it 100%. And I am also looking a job there. (Laughter)

(APPLAUSE)

I am also looking a job there whether it's full time or part time, no problem. If you want to open a little area there for children, I will take charge of them. This I know, from speaking with Mr. Gobind, this is his baby and with all the other people coming on board I know it is going to be an awesome thing for the community. I listened, and it's so much that I don't think I can hold it. It's a lot that has been said. It's the first something like this is going on and I see this in-depth thought, the thing is well planned, everything, it is well thought out, it is well surveyed, it is well put together so I know it is going to be right up there.

I just wish for you all the best and as you say – I know the

spin-off will come. Mr. Gobind, you don't worry about that, because I am a person when you say anything I don't leave it, I follow through.

So Mr. Bromfield and Mr. Gobind, well, Mr. Gobind, you know I am at you already. I will be here for how long God knows, but I will be there. Community members, grasp the opportunity, be watchmen, be everything for it, it's yours. It's the age we are in now where we are all craving for employment, employment, employment. Here it is for you to hang on to, get onto the boat, don't hang on only to the smoke of the train, get on it, get inside of it and work with the contractors and Engineers and you might be surprised where you would be one of these days.

Have a good afternoon. We have some refreshments inside, when you are finished we will serve.

CHAIRMAN:

Thank you.

(APPLAUSE)

And that was the Chairman's closing comments by Mrs. Boyd, I couldn't do it any better.

But it was a pleasure being here in this lovely part of the country spanning two parishes – St. Mary and St. Ann, and I hope and trust that our deliberations here this evening will bear fruit and that the agencies involved and the proposers of this development will have the necessary funding in place if they get the approval to move forward so that this great community or the communities of

Cascade, Three Hill, Newstead, Exchange will benefit from this development.

At this point I would like to ask Mr. Taylor, one of the community members to move the Vote of Thanks. Mr. Taylor?

### **VOTE OF THANKS MOVED BY MR. TAYLOR**

#### **COMMUNITY MEMBER**

MR. TAYLOR:

I was called upon suddenly so I am going to read it for you.

On behalf of the Newstead family and the surrounding environs, I wish to thank you Mr. Gobind and his team for coming and enlightening us about this project.

As you can see, this project is a huge one and we hope that with the involvement of everyone his dream and vision will be realised and as a consequence benefit us all by bringing a new life in the area.

Mr. Gobind, we wish you all the success in your endeavours, and may God richly bless you all.

CHAIRMAN:

Thank you.

(APPLAUSE)

I might just add a word of thanks for the School Principal and Assistant Principal for this venue and preparations for us.

We want to thank the NEPA representatives for being here listening to all that is going on – and it is good. The way these meetings are held, they are arms-length, they have to take the decisions, they listen to everyone and then they come to a conclusion.

We want to thank you our Stenowriter for being here and taking copious notes of what went on this evening.

And you the members of the community, we want to thank you most sincerely.

And we want to thank Mr. and Mrs. Schleifer, who have made this land available to these two enterprising developers and men of insight as have been told and heard of what they have done before.

And once again, I want to thank you, and to insist that you the community members, try and get some technologies transfer from some of what they know. I know that youngsters who are in school today will benefit immensely from some of the things that they are talking about: solar, wind and hydro-energy development which is the buzz words these days in the world.

I gather Mrs. Hinds is here, the Principal, and I would welcome her at this time. Mrs. Hinds, we will ask her to say a few words to us.

MRS. HINDS:

Good afternoon.

AUDIENCE: Good afternoon.

MRS. HINDS:

It is a pleasure. I welcome you all to Newstead although I am late. I had to be at a special meeting because the school is on the USAID Programme for Literacy I, II, III.

Today was the last day of the seminar so I had to be present. But nevertheless, I am happy that you are here, and I hope that you had a good time.

I don't know quite where to fit into your arguments so I will just listen.

CHAIRMAN:

I think you are just at the end but I will just for your benefit, do a recap. This is a presentation by the developers who are hoping to put an eco-tourism development just down from us here. The two owners are here, Mr. Gobind Dansinghani and Mr. Charles Bromfield. We have the NEPA representatives here, who are looking to hear from the community members their concerns about this development, and we had a technical presentation from the Environment Management Company, a most in-depth presentation. So all the members were given, community members were given the opportunity listen and to make criticisms and to have their voices heard; and so they did.

MRS. HINDS:

Okay.

CHAIRMAN:

Yes.

MRS. HINDS:

I am very pleased to see the community representation here and I hope that you really had a fruitful meeting. Because the environment is of great importance to us, and especially we who are on the river basin we have to make sure that things go right and that development is the development in all areas and it does not militate against any area?

CHAIRMAN:

Well, they touched on all the areas: Flora, fauna, protection, the protection of the river. Questions were raised about the JPSCo. pipeline and if any problems with it. We heard detailed presentations about mitigating circumstances; what could be done with berms and so on to protect if there was a water spill.

MRS. HINDS:

Well, I feel safe and sure that the Company here, that you are capable of making the right decision.

CHAIRMAN:

Okay.

MRS. HINDS:

And I hope that Mr. Gobind will be pleased in the end as well.

CHAIRMAN:

Well, thank you Principal Hinds.

(APPLAUSE)

Well, ladies and gentlemen, that concludes our Community Meeting and I trust that you were informed and that you will hear more about the development as time goes by.

I don't know if Mister....

MR. BROMFIELD:

Nothing.

CHAIRMAN:

That's it? Well, refreshment is served.

**ADJOURNMENT TAKEN AT 5:25 P.M**