

4M HARBOUR ISLAND LTD.

RESTATED REPORT AFTER JANUARY 6, 2021 PUBLIC CONSULTATION

BRILAND CLUB
HARBOUR ISLAND

Prepared by: 4M Harbour Island Ltd.

Submitted to: Department of Environmental Planning and Protection

Date: February 10, 2021

1.0 INTRODUCTION

The purpose of this document is to report on the public consultation that was conducted on January 6, 2021 and related to an Addendum to an Environmental Impact Assessment (EIA) for the 19.75 acres (“Additional Land”) of land owned by 4M Harbour Island 2 Ltd. (“4M2”) and which land is part of a project owned by 4M2 and 4M Harbour Island Ltd. (4M) to be known as Briland Club (aka Briland Club Residences & Marina) project (the “Project”). This report is to be submitted to the Department of Environmental Planning and Protection (“DEPP”) to assist in the assessment of the Project’s proposal for a Certificate of Environmental Clearance (“CEC”). This document outlines the various forms of stakeholder communications, comments received through communications, and the Project’s response to comments.

2.0 FORMS OF COMMUNICATION

2.1 Public Meeting

The purpose of the public meeting, which was conducted on January 6, 2021, was to fulfill the requirements of the Environmental Planning and Protection Act (2019), Environmental Impact Assessment Regulations (the “Act”). The aim of the meeting was to give the general public an opportunity to comment on the Project and to present information that might be useful to the Project in finalizing submissions for the CEC and for the DEPP in its review of the Project’s application for the CEC related to the Additional Land.

In accordance with the requirements of the Act, an ad was placed in a newspaper of general circulation prior to the date of the public consultation (the “Notice”). Due to social restrictions as a result of the COVID-19 pandemic, the meeting was held via a Zoom call at 6 p.m. A total of thirty-five (35) persons participated in the meeting (including Project representatives and government officials), all of which were virtual. The meeting was recorded and has been placed on a website to where the public was directed in the Notice.

The meeting was facilitated by DEPP and the Harbour Island District Council (“HIDC”). A representative of the Project’s owner, its environmental consultant - Caribbean Coastal Services Ltd. (“CCS”) - and its Landscape Architect - Nielsen Landscape Architects, LLC (“NLA”) - gave a presentation on the Project area covered by the EIA, and the public was given the opportunity to ask questions regarding the information provided. All comments from the public meeting and responses are detailed instructions below.

2.1.1 Verbal Comments

There were only a few comments received during the question and answer section of the meeting. The comments and their responses are outlined in Appendix 1 of this report. This report has been posted in its entirety on the web at

www.brilandclubinfo.com.

2.1.2 Comments in Chat

None.

2.1.3 Formal Comments

No formal comments were received.

22 Comments, Emails, Formal Letters to DEPP and Phone Calls

The public was given the opportunity to contact DEPP directly with comments. DEPP received one e-mail s within twenty one (21) days following the Consultation as confirmed via email from DEPP Officer Gammell Deal. On January 26, 2021 twenty-one (21) questions were received via email from Br-Island Responsible Development ("BIRD") as listed below. 4M response follows each question.

1. Does the developer understand and accept that the definition of the 'Environment' as per the EPP Act which defines it as the "natural, man-made or altered air, water, land and underground natural resources or any combination, part or interacting systems thereof"?

Response: The developer is guided by the Act and DEPP.

2. "Does the developer understand that as a part of the requirements of the EEP extension order it is required to provide ""detailed information"" —
 - (i) concerning the proposed project and the potential environmental, social, economic, and cultural effects, including adverse effects as defined in the Act;
 - (ii) on any possible impacts to adjacent properties and communities to the proposed project; and
 - (iii) on any significant impacts by the proposed project to adjacent properties and communities. "

Response: The developer is guided by the Act and DEPP.

3. In the most recent consultation report on the November 26th Meeting hosted by 4M, on page 3 of that report, the developer has commented that "that the emails submitted thereafter address issues unrelated to the ecological sustainability and the environment". The emails thereafter were primarily presenting concern regarding the impact of the project on water resources and electrical infrastructure. Does the developer then accept and understand that the effect of his development on water resources and the island's infrastructural capacity to supply water is part of the socio-economic and cultural "environment" as defined EPP Act and thus extremely relevant to the consultative process and the assessment of the impact that his development will have on this community?

Response: This question seems unrelated to the EIA Addenda under consideration.

4. The developer states on page 15 that "The revised Water Consumption Table shown in Table 2 includes data for the upland development and shows the RO systems will produce 40,000 GPD initially". We can find no evidence of this on the table in question - Can the developer provide evidence that this is the size of the RO machine he will be utilizing for this project along with power specifications associated with it?

Response: Please refer to section 5.3.2 of the EIA Addenda.

5. The water tables presented on page 4 of the BOH EIA and confirmed by Mr. Wiener in the November 26th consultation represent water usage in the first phase of the project. The consultation report for this meeting defines column DF as being "the daily flow of water over the course of a day". The table is not correctly totaled but the figures in the column 'DF' sum to 60,344 GPD. This is 20,344 GPD per day more than the capacity of the reverse osmosis machine mentioned in the Upland EIA for the first phase of the project. How does the developer explain this shortfall? Where is this water going to come from in daily flow (DF) and Peak Flow (PF) scenarios?

Response: The water consumption table as has been shown is for the project at full buildout as one can clearly see from the description column. "DF" means Design Flow not Daily Flow as may have been earlier used. Design flow is the calculation of system carrying capacity not a usage value. Phase 1 has a 40,000USGPD RO with the ability to add additional RO capacity as may be needed. Also, this question fails to consider the potable water storage tank which is a buffer for peak flow conditions.

6. The developer mentions the expansion of the RO to 80,000 gallons per day for the later phases of the project, but this too falls far short of the estimated water needs for the entirety of the project's Peak and Daily water flow which the EIA presents as between 130,000 GPD to 300,000 gallons per day. On page 5 of the consultation report from the November 26th meeting, the rounded total is defined by the developer to be the "value for potable water consumption for the project at full build-out of all residential units and fully occupied marina" - thus with 80,000 gallons per day RO machine, the project is 220,000 gallons per day short in terms of production. Can the developer explain this shortfall and where the additional water will come from in Peak and Full occupancy scenarios?

Response: The question does not seem to understand that peak flow is an instantiation or short term demand of water buffered by the potable water storage tank. Again, "DF" is design flow not daily flow as may have been earlier used. Also, in any system there is diversity of use as not all fixtures are in use at one time. Average daily flow has been calculated as 65,022USGPD at full buildout.

7. The developer has additionally not included any estimation of the water used for construction and has willfully used local water for construction thus far including a period of numerous water outages on the island during December 2020. Why has the developer not included an estimation of water used in construction within this EIA and can the developer please provide one?

Response: Currently the contractors working on the project are utilizing the water connection that existed on the site. The use of water by contractors during construction is highly variable and not able to be reasonably estimated.

8. The developer contends that irrigation for the development will be supplied by a wastewater treatment plant saving the development 58,000 gallons per day as mentioned on p. 20 of the upland EIA. How did the development arrive at the 58,000 gallons per day estimate?

Response: The Design Professionals provided this information.

9. It takes an estimated 26,789 gallons to provide one inch of water to one acre of land. Can the developer please provide 'detailed information' regarding the amount of water needed for irrigation or how much of the projects land be irrigated or is 'lawn' and additionally can he provide evidence that the wastewater generated can provide sufficient water for irrigation for the property without tapping into the town water supply when guest occupancy (and by extension wastewater) is low?

Response: See question 8 above. The RO system can provide supplemental irrigation water should the treated wastewater effluent not be adequate.

10. The developer calculates that waste-water production at 65,000 gallons per day by "taking into account water-saving features and population projections". This is equivalent to the average consumption demand for property which includes the Marina's water consumption of 10,000 to 70,000 gallons per day depending on occupancy. The Marina water consumption is unlikely to be recycled as waste-water as water use is primarily for the external application of yachts – e.g., washing and removal of salt from the vessel - if so why has the developer included it in its wastewater estimates?

Response: This question is unclear. And assumes that the vessels are not discharging wastewater? The vessels will be utilizing the marina water supply and discharging wastewater into the system.

11. Why has the developer reduced his estimate of the water usage at the marina by roughly 50 % (from 70,000 gallons per day in the 2017 EIA to at the most 40,000 gallons per day in the Upland EIA) even though he has increased the average size of the vessels and slip footage?

Response: The design has evolved and based on the input from Marina operations, the Design professionals have provided this updated value.

12. Can the developer provide any evidence to support the claim that Water and Sewage Company have ample capacity to service this development and if so how much capacity is available after this development is fully constructed?

Response: Please contact the Water and Sewerage Corporation (W & S Corp) for this information.

13. On page 61 of the Upland EIA, the developer notes in the section entitled 'Energy Impact' that "Increased electrical demand on the Bahamas Power and Light local station is anticipated. According to anecdotal evidence the island experiences power outages at random intervals. Increasing the demand on the power supply may lead to increased occurrences of power outages. To maintain power supply of the property during operation, the Developer will install standby

generators on property." While that is all well and good the developer has not provided any evidence of how he will mitigate this impact to residents that do not have backup power nor that as the source of increased electrical demand the development may inadvertently cause additional power outages. The W & S company has noted repeatedly that the causes of water service interruption have occurred because of electrical faults and surges from BPL. Surges that have occurred most frequently when the island is at its fullest. What evidence does the developer have that the full scale of the project can be supported by BLP's electrical supply and in turn not diminish the capacity of resident's access to water?

Response: Also on page 61 is the following text, "To help alleviate the demand on the local power station during resort operation, LED bulbs will be installed throughout the property, timed sensors on outdoor lighting will be installed, and lighting used in landscaping will be mostly solar powered. Further, solar hot water heaters will be used for all residential areas. Programmable Thermostats with internet interface will be used in all residential areas to control temperatures in unoccupied rooms/spaces to prevent wastage of electricity." These activities will reduce the demand on the BPL, which will reduce the expected electrical demand of a development of similar size and capacity that did not make use of these mitigation methods. Also, in section 5.3.3 and section 11 of the same document, the draft Terms of Reference for the EMP includes a section titled, Energy Management which will describe the developer's commitment to reducing its energy consumption by 30% in accordance with the Bahamas National Energy Policy.

W & S Corp stated it is mandatory to incorporate the municipal water supply in the design of the development. The developer is willing to include full water supply via Owner provided RO under the guidance of DEPP. As a result, all concern on infrastructure shortfall demands should be addressed with the W & S Corp.

14. The developer has presented in the most recent meeting on January 6th that 4 Volvo generators will provide electricity to the project when BLP's power supply is unavailable or diminished. The Developer has also said in several media outlets that power is equivalent to 3MW. However, the largest Volvo generator available by VOLVO PENTA is TWD1645GE model which has a KWe rating of 640KWe which is the actual electrical generating capacity. With 4 units the KWe is at most 2.5 MW which 500 KW less than the developer has publicly indicated. Additionally, according to the manufacture's specifications: "STAND-BY POWER rating corresponds to ISO Standard Fuel Stop Power. It is applicable for supplying standby electrical power at variable load in areas with well-established electrical net-works in the event of normal utility power failure. No overload capability is available for this rating. Average power output over 24 h of operation shall not exceed 70% of emergency standby power. Engine operation up to 200 h of operation per year." This infers that actual electrical generating capacity for anything longer than 24 hours is 70% of 2.5MW (assuming 4 Volvo Penta's TWD1645GE) is only 1.75 MW - almost 50% less than the developer as presented in the press and considerably less than the forecasted load of the first phase of the project. Can the developer confirm the quantity and model of generator he has purchased and provide 'detailed information' regarding its power rating and performance in standby conditions?

Response: The design has been provided by the Design Professionals and meets current engineering standards.

15. Has the Developer or its principles experienced water or power outages while on the island without the extra burden on utilities this project will create? If so, does the Developer or its principles know the cause of those outages?

Response: This question is unrelated to the EIA Addenda under consideration, and should be directed to the utility corporations.

16. Why has the developer provided no detail on the power consumption of the property? On what basis has the developer estimated the demand of 2.5 MW in the first phase of the project? What will the demand be for the full project contemplated in this EIA? And again what evidence can the developer provide that there are sufficient generation and distribution capacity to support these loads.

Response: The electrical demand for Phase 3 is shown in Section 5.3.3. The EIA Addenda speaks to Phase 3.

17. The developer has conceded that his contractor 'overshot' the boundaries of the approved work on the shoreline by 70'. Can the developer explain where the Environmental Manager was and why nothing was done to prevent the irreparable damage to the coastline before environmental clearance has been issued?

Response: This question is unrelated to the EIA Addenda under consideration, and was separately investigated by DEPP.

18. Can the developer provide any evidence of flooding, surge, or wave action that has destroyed any part of the coastline that warrants the installation of rock revetment in the area where unsanctioned works have taken place?

Response: This question is unrelated to the EIA Addenda under consideration.

19. Can the developer point out where the storage of many cubic feet of solid waste and sand dredge currently stored on the property is contemplated within the document? And if it is not why has the development not provided this information?

Response: This question is unrelated to the EIA Addenda under consideration.

20. Can the developer confirm what the dredge material is currently on the upland stored at the property will be used for and for how long it will be stored there and what measures have been taken to prevent it from blowing into the neighbor's properties?

Response: This question is unrelated to the EIA Addenda under consideration.

21. Has the developer been prevented from installing rock revetment by the DEPP for the infraction admitted during the consultation meeting and is it expecting any penalties for the infraction?

Response: This question is unrelated to the EIA Addenda under consideration.

3.0 Summary

The public consultation was conducted to listen and respond to questions raised by

stakeholders and the general public. Some of the questions presented at the public meeting and the emails submitted thereafter addressed issues unrelated to ecological sustainability. Instead, Mr. Ben Simmons and Ms. Gail Lockhart-Charles (all of whom are involved in judicial review proceedings related to the Project) asked a number of questions related to power generation, water consumption, and the area of additional seabed lease.

3.1 Verbal Comments in Public Meeting

Of the comments verbally addressed in the public meeting, two specific subject areas were noted. Specifically, those areas related to: (1) water consumption and electricity demand, and (2) the area of land related to additional seabed lease. No verbal comment addressed destruction of habitat or the ability of the environment to function or ecological sustainability.

A transcript of the public consultation is attached as Appendix 1.

3.2 Emails to DEPP and the Project.

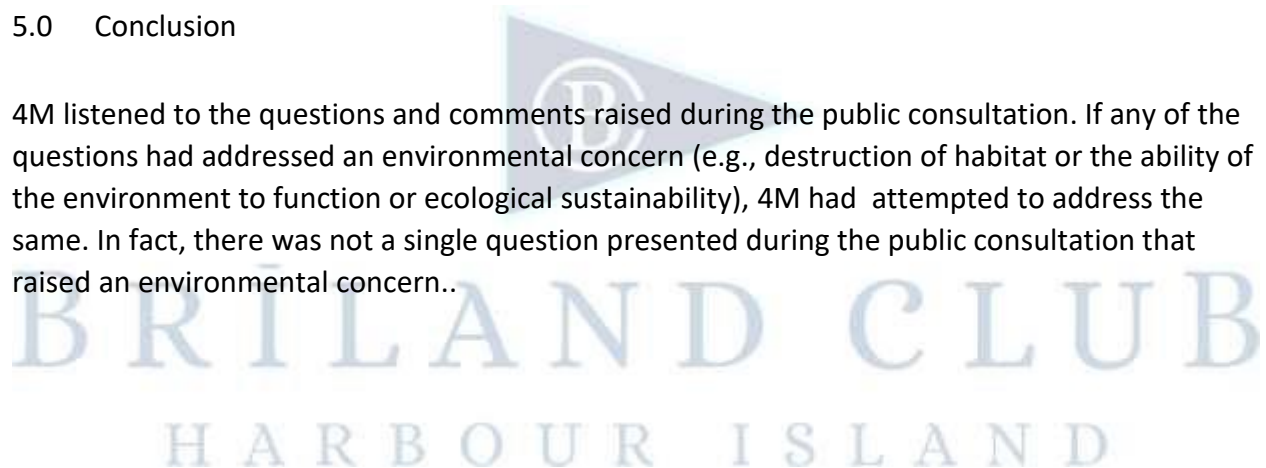
One email was received and is addressed above.

4.0 Owner's Discussion

The questions presented appear designed to ensure the Project does not unduly burden the utility infrastructures. In other words, it appears that the individuals who presented questions, at the public consultation, seek to supplant the expertise of the Water and Sewerage Corporation and the Ministry of Works whose job it is to verify such compliance.

5.0 Conclusion

4M listened to the questions and comments raised during the public consultation. If any of the questions had addressed an environmental concern (e.g., destruction of habitat or the ability of the environment to function or ecological sustainability), 4M had attempted to address the same. In fact, there was not a single question presented during the public consultation that raised an environmental concern..



APPENDIX 1

Background Noise (00:00:00):

[inaudible 00:00:00] -

Mr. David Hayes (00:02:41):

Good afternoon. On behalf of 4M Harbour Island, I'd like to welcome you to this afternoon public consultation and would ask that, uh, Administrator Pinder, uh, lead us off in, with this consultation.

Administrator Pinder (00:02:58):

Good evening, Mr. Hayes and good evening everyone. Um, I am just waiting for the Chief Councilor to join us as well as a few other council members so that we actually have a quorum in order to begin the meeting. So if you'll bear with us for a few minutes.

Mr. David Hayes (00:03:13):

Absolutely. And, and, uh, while as we wait here, it would be very helpful for our record keeping, if each person would tell us who they are, each attendee, who they are, uh, what role they have in regards to this project. And also, please remember that whenever you speak, as we get to the question period later today, that we would ask that you give us your name. So the record will reflect both who asked the question, and then our responses will be directed, uh, to those questions.

Administrator Pinder (00:03:50):

Mr. Hayes, it might also be helpful if persons would place their information in the chat section.

Mr. David Hayes (00:03:58):

Excellent idea, sir. And as in the case of the last, uh, last of consultation we had, we will be posting both the, uh, the report, which will include the narrative of this meeting. And Administrator Pinder, we will defer to you, sir, to let us know when it's appropriate to begin the meeting.

Administrator Pinder (00:04:31):

Thank you, Mr. Hayes. I do see that we have a quorum. And so I'm going to ask the Chief Councilor Davis, if he would go ahead and call the meeting to order.

Chief Councilor Davis (00:04:51):

Hi, good evening all. Um, we would start this meeting. Meeting will be called to order at 6:03. Um, I'd like to get, send out Happy New Year, New Year's greetings to each and every one of

you on this call tonight. Um, I think we would have had some housekeeping, um, rules before we would start. And during this time I will open us up in a brief word of prayer.

Chief Councilor Davis (00:05:21):

Heavenly Father, thank you for bringing us here this evening. I pray that whatever is said inside this meeting is and will be to the benefit of this community. I pray, Lord, that whatever we discuss it's discussed in decency and in order. In Jesus' name, we pray. Amen.

Chief Councilor Davis (00:05:40):

Um, I just, for the record, I guess, would like to, um, mentioned all of the councilors that are actually on the, um, call. We have Deputy Chief Councilor JJ Percenti. We have Councilor Wanda Hicks, Councilor Ashley Percenti and yours truly, Chief Councilor Terrance Davis. We have Administrator Lynton Pinder, Administrator Carletta Turnquest, and we also have the Director of Local Government, whom I saw on, Ms. Brenda Colebrooke. We also have the supporting agencies, um, which would be the, uh, Department of Environmental Protection on this call. And I see that we also have Mr. Palacious, Carlos Palacious. So without further ado, I would like to turn the meeting over to Ms. Deal or Newbold.

Gammell Deal (00:07:03):

A pleasant, good evening to all and Happy New Year. Um, I would just like to acknowledge that the Director of the Department of Environmental Planning and Protection is Mrs. New Rochelle Newbold. And I am not she. My name is Gammell Deal, Senior Environmental Officer of the department.

Gammell Deal (00:07:25):

There are 23 persons on this call, and I just want to, um, state for a fact that the meeting is being recorded. We are all here to give you an opportunity to hear your voice because your voice matters and pertaining to this EIA Addendum for 4M Harbour Island project.

Gammell Deal (00:07:51):

I hope you got it. I hope you got a chance to review the document. The document was placed on the website. And from our perspective, this is an environmental matter for which, again, you have the opportunity to present anything that may need to be brought to our attention, uh the government that is. Before the developer and his team introduce themselves, I'd just like to just enforce a little bit of housekeeping and that all mics should be muted and there will be no questions during the presentations. The presentations will be done by the developer and his team. It will be no longer than 30 minutes and after which there will be a [inaudible 00:08:59] Can Ms. [inaudible 00:08:59] please?

Gammell Deal (00:08:58):

Thank you. So after which, there will be a 30 minute question and answer period after the presentation and everybody's questions will be heard and address this evening. You have an option either to raise your hand. Um, there's a little icon that you can raise your hand and you will be identified, or you can have the option of writing your question in the chat and it will be read. And the developer will have that responsibility of responding to your com-comments or question.

Gammell Deal (00:09:27):

Um, if Chief Councilor Davis or Administrator Pinder, um, has anything else to add, um, you're welcome to do that now, but other than that, without further ado, this portion of the meeting will now be turned over to Mr. Wiener and his team if Mr. Pinder or Chief Councilor doesn't have anything to add. Thank you.

Administrator Pinder (00:09:47):

Thank you, Ms. Deal all is well on my end. Chief Councilor, if you have any, um, further comment. Chief Councilor Davis (00:10:04):

No, um, all well, on my end, uh, we could go ahead with the presentation from, uh, 4M.

Senior VP (00:10:13):

Thank you very much. And we certainly appreciate everybody's involvement and their, uh, interest in the project and the interest in this, uh, additional, um, consultation. As the, as many of the people on this call know we have had two prior consultations. One was for the original 5.65 acres, which included the Marina. The second was for the back of house and utility corridor. This, the third consultation is in regards to the 19.1 acres of the remaining property to make up the total of 27 acres, which is the Briland Residences and Marina project.

Senior VP (00:10:54):

Um, in attendance on behalf of the team today, we have Michael Wiener, one of the principals of 4M Harbour Island, Melanie Wiener, uh, also one of the principles of 4M Harbour Island. Um, we have our environmental team who will identify themselves as they speak. And we have our landscape architect who also will identify himself. Uh, we have Michael Leemhuis who is the Operations Manager and President of, uh, Briland Club and myself, uh, Senior Vice President of the Briland Club.

Senior VP (00:11:26):

So in regards to the project itself and our efforts, um, I would ask Melanie if you'd advance the slide and we can look at the agenda for today's meeting, which again, with the in-introductions, I believe most everybody on this call already knows our project history. But just for, um, a brief summary 5.65 acres was originally purchased by 4M Harbour Island, 4M Harbour Island 2, uh,

then looking at another, uh, additional opportunity purchased an additional 22 acres to make up the 27 acres of the Briland and Residences and Marina project. Um, significant sums have been spent to date both in regards to the design professionals whose products, some of which you'll see today, but also for the environmental consultants who range from both the aquatic area, the avian area, landscaping and, um, site and geological assessments. So I would turn it over now to Nessa, uh, to speak to the EIA addendum impacts.

Agnessa Lundy (00:12:34):

Good evening everyone. Um, my name is Agnessa Lundy. I'm a Senior Environmental Scientist at Caribbean Coastal Services. Um, you can advance the slide please. Okay. So just to, um, back up a little bit of what David described for the full project side, this is just an, uh, a full project plan. So you will see in the green area, the EIA Addendum site. It's a total of 19.75 acres. Uh, um, can everyone see this okay? Um, I don't know. Is it large enough? Okay, thank you. Thank you.

Agnessa Lundy (00:13:17):

The, the back of house area, uh, is shown in yellow and the site that has prior approvals is shown in a shaded gray color. Okay, so again, what we're going to talk about now is areas shown in the green, the 19.75 acres. And so next slide, please.

Agnessa Lundy (00:13:51):

Okay. so this is a, a site plan or the site plan for the 19.75 acres. Just to help, uh, with clarity, we just removed the area that had the prior approvals on the back of house and the utility corridor area, because we've already had the one area already approved and the other part was involved with another public consultation process, right. And the blue arrow shows, the Queen's highway. So that's, Gammell?

Councilor Higgs (00:14:21):

Bothering you? I can go upstairs.

Agnessa Lundy (00:14:22):

Sorry, okay. So next slide, please.

Councilor Higgs (00:14:30):

Is that bothering you?

Agnessa Lundy

(00:14:33):

Um, could somebody mute their mic, please? L-Y-N, Lyn? Thank you. Hi. Okay.

Agnessa Lundy (00:14:46):

Um, so the way we prepared the impact assessment for the project, we consider the site plan, which was on the, the previous slide. We compared it to current habitat of the area.

Man (00:15:01):

[inaudible 00:15:01]

Agnessa Lundy (00:15:04):

What you're seeing right now is the habitat map for the area. And there's generally five major habitat types. On the far, right, I guess you're left, it would be a light blue color. That's the beach and dune ridge by the Pink Sands Beach, and then behind the beach and dune ridge, you have your Coastal Coppice. On the other side of Queen's Highway, there's a former landing strip. It's previously cleared quarry road and that's boarded by invasive species that's shown in white. And then the large blue color is the Interior Broadleaf Coppice habitat. And then all the way over on Dunmore Harbour area, where we have the, the dark color, that's the Rocky shoreline. So once we, we have our site plan, we overlaid it with the habitat. We then tried to determine what impacts that site plan would have on that habitat. Okay. So next slide please.

Agnessa Lundy (00:16:15):

Okay. So this actually is related to the site plan of the ocean lots that is on the Pink Sand Beach side or the east lot of the property, right? So this is shown in the environmental impact assessment. I just want to, everyone to take some time to have a look at it. So as you can see, there is some, um, green. There's, a lot of green space identified in the area and it really takes into consideration the habitat of that area. Okay. So, uh, next slide, please.

Agnessa Lundy (00:17:00):

Okay. So this map shows again, it shows a full project site. So the yellow is the back of house impact assessment. The dark gray is the area that's involved with prior approvals or the original EIA. The green area is EIA Addendum site, which I just showed you guys the habitat map on the site plan for, and it also has a blue area. So this blue area is related to, uh, seabed lease that the project team is applying for. And the purple circle shows an area that is designed to help alleviate some of the, the traffic so that the, the team will bring in some materials for the project. And the barge will land at this area in this area where the purple circle is.

Agnessa Lundy (00:17:57):

Okay, next slide please. Okay. So this is the habitat map for the area that we just showed in the blue square, the new seabed lease area. So you see the sandy bottom, sea grass and hard bottom. And as you can see that abuts the Rocky shoreline habitat that we showed in the, in an earlier map. Okay. So next slide please.

Agnessa Lundy (00:18:34):

Okay. So this is the site plan for that seabed lease area, so a floating dock. So again, like I said, we look at the site plan, compare it to the habitat, that's there, tr-try and figure out the impacts. And then after that we determined the mitigation for the impacts that we've identified. Okay. So you've now seen the habitat map for the full area, and you've now seen the site plan for the full area. So next slide, please.

Agnessa Lundy (00:19:07):

So this is a summary impact table. So if you scroll down a little bit, so we can see the key. And there was a lot of colors, but I'm going to do my best and explain it, right? So if you look at the key, the white color, the cell, the squares are the cells that are white means it's a negligible or no impact. The yellow color means as a minor impact, orange is moderate impact. Red color means severe, and the green is beneficial. Okay.

Agnessa Lundy (00:19:42):

So what we did, we have an impacting factor in the far left, the first column, and we've listed like land clearing. Because obviously we're building. There is going to be some land clearing. We're going to have invasive species removal. This table is located in the environmental impact assessment. Um, so we have a lay-down area, solid waste collection, building foundation, roads, and drains, and then the list just goes on. So then we just, cross-reference each impacting factor with the hydrology, the air quality, the noise.

Agnessa Lundy (00:20:21):

So I'm gonna pull out a couple. I won't go through everything exactly because that will take a lot of time. So land clearing, for example, you'll see we have a red under terrestrial habitat, right? So that's a severe impact. That is going to happen. We'll be doing a lot of clearing. You're going to lose that habitat.

Agnessa Lundy (00:20:39):

So what we did as the environmental consultants, we tried to figure out a way, how do we mitigate the impact for this land clearing? And one of the mitigation, I'm going into mitigation a little bit later, but just for right now, because as an example, the mitigation for that would be to incorporate some native trees and planting in the landscaping for the site. Right. That's just one example.

Agnessa Lundy (00:21:02):

So another, um, so I did an example of a negative. I'll do an example of a positive. So we have invasive species removal, right, on the beach. So the beach is on the Pink Sand Beach side. The dune is being eroded heavily by invasive species as Casuarina [inaudible 00:21:23]. And so part of the landscaping initiative is to actually remove those. Replace them with natives to help build or rebuild the dune and stabilize it. So that's basically the process we went through and this table really outlines, you know, the steps. Okay. Uh, next slide please.

Agnessa Lundy (00:21:50):

Okay, so this is, uh, some of the mitigation we discussed or yeah, so we have, uh, we do plan to have green space, a total of 3.6, acres on site. And we will have environmental education on site as well. So it'd be nature trails and signage all along the, the green space. Uh, next slide.

Agnessa Lundy (00:22:18):

So some of the dune stabilization and invasive species removal that I discussed earlier, so the, the first species you can see. This, this is actually the dune from the site. And if you look on the, you can see the difference in height. That's actually as a result of, a direct result of the, the invasive species on that dune is actually helping the dune to be washed away. On the other side of invasive species is that, um, is near that former landing strip. So in this picture, there's Brazilian pepper and Casuarina [inaudible 00:22:47]. Uh next, next slide, please.

Agnessa Lundy (00:22:55):

We created a tree disposition schedule. Uh, the Landscape Architect actually designed that. Um, he's on the call and he can speak to that, uh, a little bit later. Uh, we have native species are definitely going to be incorporated in the plan. Native species such as gamalame, pigeon plum, mastic. We actually had, uh, avian specialists, uh, come on board. Look at the species on site and help, help us design which species should be incorporated in that green space so that we can keep and maintain the, the bird habitat on the property as much as possible.

Agnessa Lundy (00:23:31):

Um, a large scale cleanup initiative was launched. So during our habitat assessment, there really was a year ago now I believe, wow, [inaudible 00:23:42]. Um, there was a lot of debris on the site and I mean, you can tell that somebody tried to clean up because there were garbage bags filled, still onsite, but it was still just a lot of debris from batteries to water bottles, tennis shoes, you name it. There was cars. You could find. You saw that on the property. And, uh, an initiative was launched by the project team to clean that up as well as, um, a larger island-wide clean-up initiative.

Agnessa Lundy (00:24:11):

Uh, next slide please. So this is an example of a tree disposition schedule that is in the EIA. This is just one part of the full schedule. I'm going to turn it over to Tyler now. Mr. Nielsen actually created this. I don't think it would be fair for me to try and speak to this.

Tyler Nielson (00:24:30):

Good evening. This is Tyler Nielsen for Nielsen Landscape Architects, and I'm the landscape architect designing, uh, the site plan for, for 4M development. So speaking, you know, following Agnessa's, uh, description, we have spent time on site looking at the 19 acres of the Phase 2 area. And have identified, uh, the native species trees that are over four inches in diameter and

their trunk that are impacted by the proposed development via either the proposed, um, streets through the development or any requisite kind of building area.

Tyler Nielson (00:25:20):

We've, we've identified these trees and have specified whether the trees would be removed or would be relocated. I want to make a key distinction that in this tree disposition plan, that the, there are a few, uh, protected trees on the site, the [00:25:45 lignum vitae] and the [00:25:47 narrow leaf bolly]. And it, um, is in our plans that we are going to protect these trees and not touch these trees.

Tyler Nielson (00:25:57):

But what these plans represent are the trees that are not protected, but native to The Bahamas that will be removed, um, for the development. The part of the developments though, a-as we move into remove these trees, that we're going to mitigate these trees to really ensure that the Briland Club, you know, celebrates and protects kind of the tranquility and the environment and the habitat of Harbour Island. Um, and part of our mitigation efforts are number one to create protected green space areas. Um, as Agnessa, Agnessa detailed, um, prior, we have within that 19 acres, we are setting aside 3.6 a-acres just for that green space. And this green space is really fantastic. And it's the ability number one, to protect the, uh, habitat areas for many of the birds that, um, are seen in this environment, but also to preserve that really fantastic.

Background Noise (00:27:17):

[inaudible 00:27:17]

Tyler Nielson (00:27:20):

Um, Then the second effort to the mitigation is that, you know, as we build on this site, that we have developed a plant palette for the re-introduction, the planting of native trees, the [gamalame 00:27:39] the, uh, mastic, the, um, [bolly 00:27:44] the [lignum vitae 00:27:46] and really creating a verdant, the Bahamian appropriate landscape that really kind of celebrates the, the environment that, um, we're in and really fits within the context of the Island.

Councilor Higgs (00:28:11):

You're muted, David.

Senior VP (00:28:13):

Next slide, please. Before we get to the questions that answered period, I would just like to once again, ask everybody who's attending on this call to either, uh, in chat, give their name or, uh, some way communicate to us that your attendance. We wanted to make sure that we have included everybody that, um, has taken the time to attend this consultation. Also, as you, and ask a question we would ask that you give us your name and in some cases your role, uh, if

you'd like to express your role and your interest in the project and what we're presenting as well.

Senior VP (00:28:46):

So at this time, what I'll do is, um, we will entertain questions and I will ask the appropriate party within our group to answer those questions, um, and respond. So please, what questions do you have?

Senior VP (00:29:00):

I think I said in the last consultation that by, uh, the president of our company once said, "If I've given a presentation and no one asks a question, I've done a very poor job." So we would encourage questions to be asked. Um, we would like to respond to any that questions you might have. It's as everyone knows this, this document is somewhat technical. It's written by environmental consultants for environmental consultants, uh, with the government. And, uh, we would be glad to explain anything as best we can.

Ben Simmons (00:29:43):

Well, I break the ice. this Ben Simmons. Can I ask you a few questions?

Senior VP (00:29:48):

Of course.

Ben Simmons (00:29:49):

All right, great. Um, Happy New Year, everybody. And thank you for hosting this call and giving us the opportunity to, um, ask questions and be a part of the process. Greatly appreciate it. Thank you, local council. Thank you, our lady from the department. I didn't catch it. And I'm sorry, is that Ms. Neil, is it or? From the, the, the, DEPP, that lady?

Gammell Deal

(00:30:12): Gammell

Deal.

Ben Simmons (00:30:16):

Gammell Deal, thank you, ma'am for hosting this meeting. Um, so where to begin? Um, I guess I, I'd just like to ask a few, uh, technical questions about the document, and then, uh, just finish up with, I guess, a rough statement. Or, you know, my, my major concern as a, as a member of the community. Um, for anybody that doesn't know, I own a small hotel on the beach. Um, it is one of the last Bahamian-owned hotels on the beach. Um, I've lived here all my life and, uh, happy and proud to be a part of this community. Um, so, um, I guess Mr. Hayes, are you the, the engineering guy, so to speak about, you know, talks about water and power and that kind of stuff?

Mr. David Hayes (00:31:00):

I, I certainly would be glad to answer any questions within my capacity as the construction manager on behalf of 4M Harbour Island. Um, but I think that we're actually trying to, um, to have this environmental assessment, this, um, forgive me, the consultation, dealing with the environmental issues that are referenced in the EIA.

Ben Simmons (00:31:21):

I think that you'll find the best part of the environmental issues. Um, certainly as it's defined in the Act, um, if I can pull it up and adverse effect includes the impairment of a quality of the natural environment, any youth that has made of it, the loss of enjoyment will normally of normally use of the property and the interface and normal interference with the normal conduct with business. So water goes out or power goes out that is, that's an adverse effect as defined by the Act. And so I want to make sure that your document addresses those issues. Is that fair enough?

Mr. David Hayes (00:31:52):

Sure. I believe it does, sir.

Ben Simmons (00:31:54):

Okay, great. Thank you. Um, so first of all, um, how many generators do you have insight and what are the make and model?

Mr. David Hayes (00:32:04):

Um, I think we're getting to the weeds in terms of makes and model, but in regards to the generators, we have one power block made up of four generators with hospital grade hush kits that are intended for Phase 1. We have a parallel additional power block with four additional generators as Phase 2. Um, uh, and as the demand requires.

Ben Simmons (00:32:26):

Got it. Perfect. Um, Volvo generators?

Mr. David Hayes (00:32:29):

I'm sorry?

Ben Simmons (00:32:30):

V-Volvo generators?

Mr. David Hayes (00:32:33):

I, I believe they are. Yes.

Ben Simmons (00:32:34):

Yeah. Okay, perfect. Um, are, do you have an RO plan currently installed?

Mr. David Hayes (00:32:39):

We do not.

Ben Simmons (00:32:39):

You do not. Um, during the construction process thus far, have you used town water in the process of constructing washing machines, using cement, making cements, all that kind of stuff?

Mr. David Hayes (00:32:52):

Well, we don't have any washing machines, but in-

Ben Simmons (00:32:54):

Oh, you know what I mean.

Mr. David Hayes (00:32:57):

Um, actually I'm not sure, but in regards to the construction elements, we have continued to use water from the Water and Sewer Corporation connection that existed on the property prior to purchase by Briland Club, by 4M Harbour Island.

Ben Simmons (00:33:11):

Okay. And does the document contemplate, um, the use of water in construction, cements and concrete and so forth? 'Cause I don't see that mentioned anywhere, but maybe I missed it.

Mr. David Hayes (00:33:24):

I don't know that the document specifically addresses the use of water and sewer corporation provided water, but we have an existing connection on the land, on the project and we will utilize that during the construction process.

Ben Simmons (00:33:37):

Got it. Um, thank you. Um, I think I had one other question for you on the power water. Oh, do you mind walking us through that table? I mean a-again, is that your area of expertise? The, the it's on page, um, page 16 of the document that has all the tables. I'm, I'm assuming these are average day flows, peak day flows, um, et cetera, et cetera. Can you walk us through that?

Mr. David Hayes (00:34:05):

I'm afraid I don't, I don't have that chart in front of me.

Ben Simmons (00:34:07):

Okay.

Mr. David Hayes (00:34:07):

But I can answer specific questions out of the gray as it applies to consumption. I believe the chart speaks for itself.

Ben Simmons (00:34:15):

Okay. So technically speaking, what does peak flow mean or PF GDP mean? Does that mean peak flow or does it mean something else?

Mr. David Hayes (00:34:24):

As was, um, posted from the questions that were raised the last time, we did the consultation peak PDF means peak daily flow.

Ben Simmons (00:34:33):

Okay.

Mr. David Hayes (00:34:34):

That's an instantaneous measurement of flow at the peak rate.

Ben Simmons (00:34:38):

Okay. And then I see that you double that for your date, DF is, am I to this and that's daily flow?

Mr. David Hayes (00:34:47):

Without having the chart in front of me. I'm afraid I, I can't reference what the, uh, the multiplier may be, but D f- DF does mean daily flow. Yes.

Ben Simmons (00:34:55):

Okay. Um, yeah, it seems like a large list. So you're, you're estimating daily flow to be 260,000 gallons per day. Is that correct? That's what this chart says. I just want to make sure that my understanding is correct on that.

Mr. David Hayes (00:35:09):

I don't believe that's correct. No. I believe the, the average daily flow anticipated is 65,000 gallons per day,

Ben Simmons (00:35:17):

But you have, that's the average, but you see there's peak and then there's something that's called DF and you just explain that to be daily flow. So I just, it's a little confusing.

Mr. David Hayes (00:35:27):

Well, again, without having that chart fully in front of me, I'm afraid I can't answer the question about the DF number, but I can say that we deal with fl- in engineering for water and sewer operations, we deal with average daily flow, which is the flow of measured over the course of the 24 hour period, peak flow, which is an instantaneous measurement of flow. And then there would be DF, which is a daily flow. Um, the numbers you're seeing may be completely at build-out rather than the phased operation, but I'm not sure without looking at that specific chart.

Ben Simmons (00:35:58):

Okay. I'm looking at it. So I, I do remember the first, the first phase project and your last one and that it, it mentioned 65, but the totals were incorrect. It actually was, it was, it was 30,000. Um, so I'm assuming that's Phase 1. You're saying that the average daily flow, based on your explanation of this is 65,000 yet in your first EIA document, you estimated waterflow to be 120,000. That's a 50% reduction in waterflow despite increasing the project by about 200%. Um,

Mr. David Hayes (00:36:27):

I'm sorry.

Ben Simmons (00:36:28):

Can that-

Mr. David Hayes (00:36:29):

I can't speak to that without having the chart in front of me.

Ben Simmons (00:36:31):

Is there anyone that on the team that does have the chart in front of them that can speak to it?

Mr. David Hayes (00:36:39):

I would get, as I'm unable to answer fully answer your question at this moment, if you would take the opportunity to write that question down and send it to us, I would reference it completely. Yeah.

Ben Simmons (00:36:49):

Thank you, Mr. Hayes. I appreciate it. And I apologize if I'm pointed in my questions. I, I just, you know, this is a lot of information I'm trying to understand it, but thank you for taking the time. Um, my next question was, um, regarding, um, I guess, is it the coast, the young lady from coastal engineering?

Mr. David Hayes (00:37:09):

Uh, yes. Nessa is with us from Coastal Consulting Services. Yes.

Ben Simmons (00:37:17):

Hi. Um, hi, Miss Nessa. How do you do?

Agnessa Lundy (00:37:19):

Hello, I am fine. Thank you.

Ben Simmons (00:37:21):

Great, thanks. Um, and I'm, am I correct to assume that you compiled this document or with the help of other folks?

Agnessa Lundy (00:37:29):

With the help of other folks, yes.

Ben Simmons (00:37:30):

Okay, great, fantastic. Um, so part of the mitigation that I'm wondering that you contemplated in this, I see that you, you mentioned cultural, um, impacts. Uh, was there any part of this document that really looked at the, I guess cultural significance and, and I guess more products, its significance, commercial significance of the, of the Harbour Island product as a, as a small, almost, uh, idyllic kind of country towns? And then I guess, compared, um, compared the, you know, that the, the product being an uncrowded, um, an uncrowded small town, and then, um, I, I'm not being very clear, sorry. My brain is a little and I'm in the midst of cooking dinner here. So I'm very sorry.

Ben Simmons (00:38:19):

Uh, what I'm basically saying is that there, there is a huge impact in terms of the number of people that are going to be brought to this community that's being built on top of a community that is already, uh, established. Uh, we're talking about potentially 500 persons between the Marina and if every single house is built on this, on this property, that's 300 and, uh, 63 houses with, um, an occupancy of, of five each. Um, if all of those people go to the beach, we suddenly have a situation where we're, once we had a pink sands beach that was beautiful and, and, and, and really uncrowded, um, becoming something that is very significantly different. Is that, did you contemplate or think about that at all in your, you know, that, that sort of impact? Did the impact of increasing just the number of bodies on a small community?

Agnessa Lundy (00:39:09):

Okay, great question. Um, so yes, it was considered straight from the, the project design team to the impact stable, right? So the design of the site actually considers a lot of the cultural

aspects. Um, the ocean lobster site planner that we showed, um, really features, uh, some and the nature trail, right? So design.

Ben Simmons (00:39:34):

No, I, I get that. I get that, but I'm assuming that-

Agnessa Lundy (00:39:36):

I'm not done.

Ben Simmons (00:39:37):

Oh, sorry.

Agnessa Lundy (00:39:37):

I'm still trying to answer the question. Okay.

Ben Simmons (00:39:38):

Yeah.

Agnessa Lundy

(00:39:38): So, uh-

Ben Simmons (00:39:42):

I just wanted to [crosstalk 00:39:42].

Agnessa Lundy (00:39:42):

... is related to the carrying capacity as what you're talking about, the carrying capacity of the beach and the site. So.

Ben Simmons (00:39:51):

In, in total, golf cards, uh.

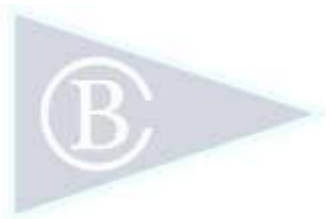
Agnessa Lundy

(00:39:53): Right.

Ben Simmons (00:39:53):

You got 400 feet of I don't see that mentioned at all in, in the document, but ma- maybe, maybe it is somewhere.

Mr. David Hayes (00:39:59):



B R I L L A N D C L U B
H A R B O U R I S L A N D

Mr. Simmons. If I might ask, I have to believe you gave Nessa opportunity to speak, it would be helpful.

Ben Simmons (00:40:05):

Sure, sure. That's fair enough. I just want to make sure that she understands my question 'cause it was long and very waffley and not very clear, but if she managed to get what, the point I'm making out of it. Great.

Agnessa Lundy (00:40:16):

Okay. Let me help you out. So I'm going to tell you, I'm a repeat your question and you tell me if I understand it correctly.

Ben Simmons (00:40:21):

Perfect, thank you. Team effort, love it.

Agnessa Lundy (00:40:24):

So, you want to know if we considered the impact on the culture of the de-development.

Ben Simmons (00:40:36):

I wanna know, I guess when people leave the property and they go to the beach and you have a beach that before, like was uncrowded and there's only 400 feet of beach property that, that Briland Club owned. You put 500 people on that beach, what, what mitigate, I mean that, that, I mean, that's a, that's quite an impact. Because Harbour Island is renowned for its uncrowded beaches. So how do we, how do you mitigate that?

Agnessa Lundy (00:41:04):

Okay. So it's is unlikely that everyone will be on the beach at the same time. I just want to say that. So put it out there.

Ben Simmons (00:41:18):

Sure, no.

Agnessa Lundy (00:41:18):

My dogs, I'm sorry in the background.

Agnessa Lundy (00:41:18):

So, um, what we did consider was the impact of all of the, the residents and people that would be coming on everything else on the Island, as well as the beach. So people will want to go snorkeling. And so that's gonna break down some of the, the people that's on the beach, sitting on the sand or a Sunbathing, right?

Agnessa Lundy (00:41:41):

You will have people that will contribute to the building community. So again, at the split, the numbers of people, that's gonna be on the beach. So at any given point in time, there won't be all of the people from that, from the development on the beach impacting it. Also, um, the client, the development team, uh, Mr. Wiener, David Hayes, uh, the landscape architect, Mr. Nielson carefully considered the design of the property is what I was trying to say to really ensure that people enjoy the full site. So people were able to walk through it at given times, right. To kinda spread out the amount of people on site.

Ben Simmons (00:42:26):

Sure. I, I, I'm, that's, that's perfect. I'm, I'm more concerned about the impact on the larger community. Um, and, and, you know, it's, it's, it's perfectly fine, your answer. I, I would think that even if there was a hundred people, which would be 10% of, you know, that's a major difference, but if that's not reflected in the, in the document, that's, that's fine. I, I will accept your answer.

Ben Simmons (00:42:48):

Um, further question, um, golf cart use. So we have 63 units.

Mr. David Hayes (00:42:53):

Mr. Simmons, if I may interrupt.

Ben Simmons (00:42:55):

Yeah.

Mr. David Hayes (00:42:55):

You, several instances and some of your media postings, your social media postings and others, you've referenced this 500 me- people, 500 people on site. I think it's fair that we should all know that, that's a made up number that you've just brought out of the sky.

Ben Simmons (00:43:11):

That's not true, sir, if you go again to page 19 in your water usage table, that is the number of people that you have estimated to be consuming water on your property.

Mr. David Hayes (00:43:21):

500 people?

Ben Simmons (00:43:22):

Correct, Well, three, 360, sorry, 63 homes, times an average occupancy of five, and then a Marina with 55 slips with an average occupancy of what, two per vessel.

Mr. David Hayes (00:43:34):

Yeah. I think that you might also take in reference that there is uses for water that are beyond the number of individuals involved. But I think that let's just go back to the, the statement I made, which is you have, uh, indicated on several occasions, we have 500 people that are going to be all on projects at all at one time. And we would dispute that. [crosstalk 00:43:54]

Ben Simmons (00:43:55):

When the project is fully completed and you've built 63 homes, and you have an average occupancy as specified by your water table, there is approximately 300 and some people here. You also have a Marina that is full of boats and Christmas, Easter, and some of these boats are over.

Mr. David Hayes (00:44:17):

So.

Ben Simmons (00:44:18):

Most of them, I think at, at least 60% of them are over a hundred feet. Um, so I think it's, you know, I'm being conservative in my estimates. But again, I feel like that's something that we need clarity on. And hopefully in the consultation, uh, notes that you'll, you'll present after this, you will clarify that and we can have it on record.

Mr. David Hayes (00:44:36):

Well, we can certainly go back and I can explain the uses of the, uh, consumptive charts so that it will, uh, be something perhaps that you or your associates can understand in further detail. We will, um, just at your, um, statements that we're going to have 500 people all rushing to the beach all at one time seems to be a gross exaggeration that you continue to put it out there. And we don't agree with.

Ben Simmons (00:45:00):

That's fair enough. I mean, you know what? If it's 300 people, it's half that it's still a lot. Would you disagree?

Mr. David Hayes (00:45:06):

No, I would disagree that half of 500 is two 250 based on my math. Did you=

Ben Simmons (00:45:10):

Okay, [crosstalk 00:45:11]. Yes, I do.

Agnessa Lundy (00:45:15):

[inaudible 00:45:15]

Mr. David Hayes (00:45:16):

Because we've dominated this with one individual.

Ben Simmons (00:45:19):

I know, I know. And I will got too. I will, I have one other question, I guess, for the young lady again. Did your, I don't see in this document, um, any discussion of the removal of the sea of seafront, um, uh, rock revent- and the installation of rock revetment in the area marked blue on the original. Um, was that contemplated at all in this document?

Agnessa Lundy (00:45:43):

I'm Sorry, I missed the first half of what you said.

Ben Simmons (00:45:46):

Sorry, sorry. Yeah, so, um, you, do you have the document in front of you? Page four.

Councilor Higgs (00:45:53):

Give me a minute.

Agnessa Lundy

(00:45:53):

Saturday evening. I'm just trying to hear, Mr., Mr. Simmons comment.

Ben Simmons (00:45:56):

[crosstalk 00:45:56]. So Ms., um.

Agnessa Lundy (00:45:55):

Good evening.

Ben Simmons (00:46:18):

I'm sorry.

Agnessa Lundy (00:46:18):

Mr. Lundy is my name. [crosstalk

00:46:20]. Councilor Higgs (00:46:19):

I'm representing myself as a private citizen and also as, um, a mom. Can I just. [crosstalk 00:46:32].

Mr. David Hayes (00:46:32):

I'm sorry, Councilor Higgs if you just give us a moment please. Ms. Simmons, I'm sorry. Perhaps

I can answer your question. The question-

Ben Simmons (00:46:38):

Sorry, yeah, yeah.

Mr. David Hayes (00:46:38):

Could you repeat the questions to that we could address that? I'd like to be sure I answer your question.

Ben Simmons (00:46:44):

Yeah, I appreciate that Mr. Hayes, thank you. Um, so on page four and the, I think it was one of your first or second slides, there's an area that's marked blue, um, which shows what this EIA applies to. And you would have known from my little Instagram, you know, stuff that I posted some concerns about the area of property that was being where, um-

Councilor Higgs (00:47:09):

Good evening, hello.

Ben Simmons (00:47:11):

Where, um, rock face was being removed. And it, it's, it appears to me that that goes all the way up to the purple dot that is on this, on this slide, which is where the barge offloads, uh, which is clearly defined as being in the blue area. So I just was wondering if this document and Ms., uh, Lundy can answer that, or perhaps you can, whether or not this document reflects any installation of rock reventment in this area, as I don't see it, um, in, within the document.

Mr. David Hayes (00:47:44):

It does not. You know, the additional, the r-, the original permitted rock reventment area, um, shown earlier both on consultations and as has been constructed, um, was fully permitted. At this point in time, we have not yet and I use the word yet because we feel that it's an improvement of the shoreline, uh, sought permits to add the rock reventment on the additional shoreline area. Now we all know that the contractor working onsite exceeded the limits that, um, was-

Ben Simmons (00:48:14):

I didn't know that.

Mr. David Hayes (00:48:14):

... occur.

Ben Simmons (00:48:18):

I, I, I know that now. But I'd from what I understood that that was [inaudible 00:48:23]. I just wanted [crosstalk 00:48:25] was news to me.

Mr. David Hayes (00:48:26):

Well, okay, be that as it may, um, the original- the contractor exceeded what was permitted. Certainly nothing had been authorized. Um, it was purported, I believe by you that that was 200 feet. That's incorrect. He exceeded it by 70 feet. Um, and-

Councilor Higgs (00:48:44):

Good evening everyone.

Mr. David Hayes (00:48:46):

We do intend to go, to seek, um, environmental, uh, approval to continue the rock reventment on the additional shoreline. We have not yet as, the, have not yet done that.

Ben Simmons (00:49:00):

Okay, understood.

Councilor Higgs (00:49:05):

I was trying to ask a question.

Ben Simmons (00:49:05):

I'm, I'm done Migola, go ahead, or whoever that is. Thank you all very much. Happy New Year. And I appreciate your time and sorry for hogging the mic.

Mr. David Hayes (00:49:15):

Yes, any other questions, please.

Councilor Higgs (00:49:18):

Good evening, everyone. How are you?

Mr. David Hayes (00:49:22):

Good evening. Is that Councilor Higgs?

Councilor Higgs (00:49:28):

Happy Holidays. Happy Holidays.

Mr. David Hayes (00:49:29):

Happy Holidays. Is that you, Councilor Higgs?

Councilor Higgs (00:49:32):

Yes, sir it is.



B R I L L A N D C L U B
H O U S E B O U R I S L A N D

Mr. David Hayes (00:49:33):

Thank you, ma'am. Go ahead, please.

Councilor Higgs (00:49:35):

So I, I tolerated enough of this and like I told you, I'm not speaking a counselor. I'm speaking as a mom. Um, we talked about the beach and all that. And as [inaudible 00:49:51]. 255, 3, 4, 500 people. Our beach like, like, listen, listen, listen I'm not getting, I'm not going to get into, but I'm not saying that. Um, [inaudible 00:50:12] I've brought around the town. Um, got views from our people. All people, the [inaudible 00:50:21] island. Makes me [inaudible 00:50:24]. It's still existing. This project, I have an 18 year old son. Everyone needs to work. What do we serve dwelling on this? [inaudible 00:50:36], I've been neglected from June. And I know my director's or my administrator, my chief councilor, my son needs to work. Everybody needs to work.

Councilor Higgs (00:50:50):

You talk about the beach? You use the beach all the time for your profit [inaudible 00:50:56]. What are we going to do for our people? It makes me sad [inaudible 00:51:02] that we are still dwelling on this project. The project needs to exist because people need to work. We're talking about beach. We're talking about environmental studies. Really? Talking about [inaudible 00:51:16]. These people have [inaudible 00:51:21] generators, sold pictures and everything. Why [inaudible 00:51:25]. Why?

Councilor Higgs (00:51:25):

I went to a virtual class today. Made me very sad. Made me very sad to see that my son can't do face-to-face. Can't do face-to-face because of Corona. Then he gets [inaudible 00:51:47] wants to contribute. I have to sign that with the bank on the food bank and everything. Everything, you're talking about beach now? Are you really talking about beach now? I am so sick to my stomach about this project. I am not a councilor right now. I'm a mom. I'm a mom. And I'm sick to my stomach right now. I'm depressed. I'm depressed what's going on.

Councilor Higgs (00:52:25):

And I hope everybody with your big time hotels, [inaudible 00:52:30] council for a reason. I'm on the council to make a change. [inaudible 00:52:35]. Delegate and so one more question [inaudible 00:52:52]. I'm so sick of this thing being, going this and going that. It needs to go forward. People [inaudible 00:53:10] their voice. I've been silent because I'm the [inaudible 00:53:15]. You all wouldn't, you, you all would [inaudible 00:53:20]. But what I'm saying is you're going to regret it. People want this project and that's it. And I, I'm going to [inaudible 00:53:33].

Councilor Higgs (00:53:48):

But it makes me sad we can't get nothing together. You're talking about this and that environmental studies and this and that. And you are doing your own thing. You're doing your own thing on the beach [inaudible 00:54:04]. Fixing my roads. Fixing my school. [inaudible 00:54:18]. Or don't go. Bye and that's it.

Mr. David Hayes (00:54:24):

Thank you, Councilwoman Higgs.

Councilor Higgs (00:54:29):

They're killing [inaudible 00:54:30]. My kid is 18. They need this project [inaudible 00:54:41]. My kid needs to work and I need to work. You all need to work. There's a pandemic.

Man (00:54:42):

I second you, baby. Thank you, Wanda.

Councilor Higgs (00:54:50):

[inaudible 00:54:50]. Bye.

Mr. David Hayes (00:55:00):

Councilwoman Higgs, we greatly appreciate your words and your passion. And, uh, there are numerous people that are very passionate, but we always appreciate your, your thoughts on the matter. Are there any other questions that we can answer in the time that we have allotted? Um, I would tell you that

Councilor Higgs (00:55:13):

I'm not a councilor when I speak. I'm a mother. My son is 19 and my next son is 12. We are crying. We are crying for work. We need work. [inaudible 00:55:30]. You can work me up all my voice. That's done. [inaudible 00:55:35] Stop kidding around. This is a big [inaudible 00:55:57] Briland. [inaudible 00:55:57] But people need work. [inaudible 00:55:57]/

Man (00:55:56):

It don't work.

Councilor Higgs (00:55:56):

It don't work. There's a pandemic. Coronavirus, every [inaudible 00:55:59] hundred, um, [inaudible 00:56:04].

Gammell Deal (00:56:01):

Thank you Councilor Higgs. We appreciate your comment.

Mr. David Hayes (00:56:16):

Thank you very much, uh, councilor.

Councilor Higgs (00:56:23):

[inaudible 00:56:23].

Gammell Deal (00:56:26):

I just want to draw to attention that the, the few minutes that we have left in the meeting and open the floor to any other questions pertaining to the project.

Mr. David Hayes (00:56:34):

Thank you, Ms. Deal. Yes, we would love to answer any other questions. Uh, we appreciate the passions and the interests. Um, not all in support of our, our property. We recognize that, but nonetheless, we do want to provide a transparent and, and informative meeting. Are there any other questions?

Man (00:56:51):

[inaudible 00:56:51] Mr. Hayes. Councilor Ashley Presenti.

Mr. David Hayes (00:56:57):

Yes, sir.

Man (00:56:58):

Which is responsible for town planning. Uh, I just wanted to ask if would each building that's proposed to go on the first or second phase, um, what's the parking capacity for each villa? Um, als, uh yeah, I want to ask that question 'cause, um, compared that, comparing this project with hotels that's been on the il- that's been in operation for decades on the island, if you notice, um, you can't even park a bike in front of certain hotels. And for certain folks that ask about, um, congestion. I meant it's totally ridiculous.

Mr. David Hayes (00:57:44):

Well, sir thank you for that question. Um, each villa a-and frankly, because of the usage of the, the various proper- uh, buildings on the property vary, but we do have parking for golf carts and all the residential units, as well as the common areas, such as restaurant and bars. In addition to the, in the back of house, we have a utility building, which is also a cart barn. As you may remember, sir, from some of the prior information provided the project is solely a golf, golf cart project. We will not allow residential units to bring vehicles into the property.

Mr. David Hayes (00:58:19):

Um, and most. most, if not all of those golf carts, by the way will be electric. So we can be a little bit more environmentally sensitive. Um, so each part of the project parking for golf carts has been considered and provided.

Man (00:58:35):

Thank you. Uh, I'll be sure to emphasize that whenever I'm in discussions with folks on the Island.

Mr. David Hayes (00:58:44):

All right. Sir thank you. One other my point I might make, and this has been mentioned before, and I, I know it's a vi- been a concern of number of people. You know, we have a developed, what was an existing ramp on the project for, uh, to allow the construction materials, freight and equipment to be brought directly onto the property. So as to minimize any impact on the government dock and the roads of Harbour Island.

Man (00:59:09):

Awesome.

Mr. David Hayes (00:59:11):

Uh, thank you, Councilman. Uh, is there, are there any other questions as we look towards, um, a time element? but we will, we will stay here as long as you want to ask questions.

Man (00:59:23):

That's it. That's it for now, thanks.

Mr. Johnson (00:59:26):

Excuse me. I just, I just joined in, um.

Tyler Nielson (00:59:30):

Mr. Johnson?

Mr. Johnson (00:59:32):

Yeah. What's this project is all about?

Woman (00:59:38):

[inaudible 00:59:38]

Mr. Johnson (00:59:38):

Everyone?

Mr. David Hayes (00:59:39):

I'm sorry, Mr. Johnson?

Mr. Johnson (00:59:41):

Yeah. Yeah.

Mr. David Hayes (00:59:42):

Sir, can you repeat your question, sir?

Mr. Johnson (00:59:47):

Yeah, I just was able to join in, I, I'm sorry about that. Um, I just want to find out what, what is, what is, uh, you all talking about.

Mr. David Hayes (00:59:57):

Well, thank you for attending, sir. What we're talking about is the environmental impact assessment for the 19.75 acres, which we consider Phase 2 of the overall 27 acre Briland Residences and Marina project.

Mr. Johnson (01:00:13):

Okay. That's for- okay. Okay. All right. I got you now.

Mr. David Hayes (01:00:18):

All right, sir. Um, are there any other questions? You know, a couple of things I wanted to mention in some.

Gail Charles (01:00:23):

I have a question.

Mr. David Hayes (01:00:25):

Please.

Gail Charles (01:00:26):

I have question, yes. My name is Gail Charles. Um, my question relates to the, um, I think you indicated, or you showed, uh, a, a plan that showed a seabed lease. Um, so I have a question about that. Um, it seems that there is also a crown, uh, grant. So the, the, the, the project, um, developer received a crown grant, um, of considerable, um, amount of, um, the seabed. Um, and I just want to understand the seabed lease. So the seabed lease goes outside of, or, um, within, um, so this is an area outside of the crown grant. So in addition to the crown grant, the developer is also being, um, given a seabed lease of additional acreage of the Bay. Is that, is that, is that correct?

Administrator Pinder (01:01:26):

Um, Gayle, this is Ryan Pinder. Um, nice to hear you.

Man (01:01:30):

[inaudible 01:01:30] Ryan.

Administrator Pinder (01:01:30):

Um, th- th- the developer was not given a crown grant with respect to any crown land.

Gail Charles (01:01:41):

Okay. So the developer was given...What was the, um, the area that the developer was originally given? Um, how, I mean, what would you describe that as if, if not a crown grant you're describing that? Would you describe that one as initials seabed lease?

Administrator Pinder (01:02:01):

That's a seabed lease.

Gail Charles (01:02:02):

Right so.

Administrator Pinder (01:02:03):

Seabed lease, it's not a grant. There's a difference between the two.

Gail Charles (01:02:07):

All right. So the developer was given an initial seabed lease of, um, what was it, 12 point something acres. Am I, um, I'm just trying to understand the connection between what appears to be an additional, um, area that's being, uh, leased or.

Administrator Pinder (01:02:26):

Um, there's no additional area being, that that is under lease. Um, I think what was discussed was, um, a request for a possible additional, um, lease space.

Gail Charles (01:02:39):

Right. That's what I'm trying to understand.

Administrator Pinder (01:02:41):

Yeah. That's, that's, that's, that's the scope of the re- that's the scope of the description.

Gail Charles (01:02:45):

All right. So the developer received an additional, the developer received an original, um, seabed lease. Um, that was, um, 12 acres. Am I, am I correct?

Administrator Pinder (01:02:59):

I don't have the lease in front of me, but, um, you know, it's, it's, it's enumerated in the original lease, which I'm sure you've seen.

Gail Charles (01:03:06):

Right. So can you please explain, um, why there was a need to obtain an additional area of seabed lease?

Administrator Pinder (01:03:18):

The developer hasn't obtained an additional area of a seabed.

Gail Charles (01:03:22):

Apply for, I'm just trying to understand what was presented. I'm not trying to be antagonistic.

Administrator Pinder (01:03:27):

No, no, no. I'm just trying to make sure you're accurate, Gail, frankly.

Gail Charles (01:03:30):

I'm asking a question. I'm just asking, so.

Administrator Pinder (01:03:33):

I understand.

Mr. David Hayes (01:03:35):

May I respond on behalf of the developer?

Councilor Higgs (01:03:44):

[crosstalk 01:03:44]

Gail Charles (01:03:48):

Ms. Higgs, I'm not really interested in hearing your response. I want somebody [crosstalk 01:03:58] explain to me the additional seabed lease. That is what I'm interested in hearing about.

Mr. David Hayes (01:04:08):

Uh, if I may, um, dur-, with the original purchase of 5.65 acres, which I'm sure you've thoroughly researched, there was a seabed lease granted to the project as part of the investment. And with the purchase now of an additional 21 plus acres, uh, the developer intends to ask for an extension, a much smaller extension of that seabed lease alongside the additional shoreline, which was, uh, purchased by 4M Harbour Island.

Gail Charles (01:04:41):

Can you- Yeah, I'm trying, [crosstalk 01:04:43]

Councilor Higgs (01:04:44):

Zone and I'm here with 30, 40 people. [crosstalk 01:04:52]

Gail Charles (01:04:53):

I'm trying to understand, I just want to - [crosstalk 01:04:56].

Councilor Higgs (01:04:56):

They want to talk too. People like [crosstalk 01:05:00].

Gail Charles (01:05:02):

Interrupting us. Why can't we just ask our question and get an answer to it, and then she can go on with another question? I'm trying to understand [crosstalk 01:05:11] I'm trying to understand the purpose of the additional, the additional request. Is, is, is there an intention expand the Marina? Why is there a need to request an additional area of seabed lease? That is my question.

Mr. David Hayes (01:05:26):

As if you had, um, uh, as was presented in the presentation we made earlier as has been shown both, uh, on the webpage, as well as a hard copy of provided to the Harbour Island district council. Uh, we are looking to put an additional small boat Marina, not Marina, small boat dock on that land. I'm sorry, seabed lease over that. And that was shown earlier this evening, and, and it's shown both in the copies that were brought in on the webpage as well as there on hard copy. But let's be, uh, I've gotta be very careful here. Let's characterize it. It is a small boat dock. I'm sorry, Ms. Charles, does that answer your question, ma'am?

Gail Charles (01:06:20):

Um, it, it does. And I may, um, submit a further, um, I don't want to dominate the time tonight, so I'll probably submit a further request for information in connection with that. Thank you.

Mr. David Hayes (01:06:32):

No problem. And we'll be glad to respond. Are there any other questions as our time has, uh, expired a little bit, but we welcome the opportunity to speak.

Man (01:06:43):

It would be really good if we could hear something positive about the project. That'll be good.

Mr. David Hayes (01:06:47):

I think everything I'm saying positive about the project. I love it.

Man (01:06:51):

I love it too. I love it too, Mr. Hayes. I love it too.

Councilor Higgs (01:06:56):

I have 40 people. Mr. Hayes, I have 40 people.

Man (01:06:57):

Thank you again for choosing Harbour Island.

Mr. David Hayes (01:07:03):

All right, so do we have any other questions that I could propose? We've got some wonderfully smart people here and I seem to be dominating [crosstalk 01:07:13].

Councilor Higgs (01:07:13):

Which I have in the back of me, because they can't all get on Zoom. We're not smart people. How we think we're not smart people. There's like 50 people behind me who want to talk, like Asa, Harrison, all them. They want to talk but I have one video, one voice. And I'm speaking, yes. So they're all behind me. If you ever want to have anything come to Tiki and I'll fix you up a good meal and a good drink. Good night, bye.

Mr. David Hayes (01:07:46):

Thank you. Now ma'am, may I take just a moment? Unless there are any other questions and ask a question. And I hope this is not too personal. Mr. Stewart, are you on with us? Dave Stewart, Mr. Stewart?

Dave Stewart (01:08:06):

Hello, I just joined about three minutes ago.

Mr. David Hayes (01:08:09):

And, and forgive me, sir. And I'm going to ask a question. Are you Dave Stewart like Eurythmics Dave Stewart?

Dave Stewart (01:08:15):

Uh, possibly.

Mr. David Hayes (01:08:18):

Well someday, sir. I hope to meet you. I love your music.

Dave Stewart (01:08:21):

All right. Thank you.

Mr. David Hayes (01:08:23):

Forgive me for that moment, there. Is there any other questions that don't deal with?

Councilor Higgs (01:08:30):

[inaudible 01:08:30] down there by the old, um, landing. We approve. We approve.

Mr. David Hayes (01:08:37):

Uh, thank you, uh, Councilman Councilwoman Higgs.

Councilor Higgs (01:08:40):

I have 50 people behind me. They can't all Zoom. But we're here. We're here. They're really happy [inaudible 01:08:51].

Mr. David Hayes (01:08:52):

Ms. Deal, um, seemingly there are no other questions regarding the EIA. Um, I would, uh, entertain that our meeting is over. We would encourage anybody that has questions like as was earlier expressed by Mr. Simmons and Mrs. Ms. Charles, uh, please, uh, submit questions. We will put the, the transcript of this meeting together as well as responding to those questions and post it, uh, with a hard copy going to the Harbour Island district council. Uh, thank you, Ms. Deal. Thanks.

Ben Simmons (01:09:25):

Mr. Hayes?

Mr. David Hayes (01:09:26):

Yes.

Ben Simmons (01:09:27):

Sorry, sir. Sorry for interrupting. And again, apologies for, for, you know, dominating a large portion of time here. I just have one follow-up question on the, on the consultation or perhaps our representative from the DEPP can, can, um, confirm. What, what, where does it go from here? Uh 'cause I'm, this is obviously new leg-legislation. This is new law. Um, they're there, from what I understand, we've, we've had this meeting, you guys are gonna, you know, respond to our questions. There will be a report of some kind. Is there a timeframe? I, I just don't quite understand the process and I think everybody would benefit from, from understanding.

Mr. David Hayes (01:10:01):

Um, if I may, that was a question from Ben Simmons. So for the record,

Woman (01:10:05):

Thank you. Oh, Thank you Mr. Simmons. And before I address that, um, I saw in the chat and there was, uh, there's something there for Mr. Harrison class. I just wanted for confirmation, if it was clarified for him, that he has asked about the BPL about the power and water works and about the water. And I just wanted to know all ev, all the comments that satisfied him.

Harrison Claire (01:10:34):

Yes, I was just saying that night. My name is Harrison, Claire, and I was just saying that, uh, because some of the questions that were, uh, forwarded to Mr. David, you know, I was saying there the questions that needed to be asked to water and sewage and BPL. Thank you.

Gammell Deal (01:10:58):

Okay, thank you. And so [inaudible 01:10:59] the address, um, your, your, um, concerned about the way forward. Um, we do just encourage you to use our email address at inquiries, at [inaudible 01:11:10]dot gov, that BS anything that would have not been mentioned here, or when you go on the developer's website and would have read the document and something may come up, um, later on. You can be able to make your comments or questions or queries and you can send them to [inaudible 01:11:30]. There will be a 21 day period from the time of this presentation. So again, for anything that you may not have raised in this meeting or something else might come up later, you can send those questions to [inaudible 01:11:43], or you can send them to the, to the developer or both, and ensure that your comments and are, re= are addressed.

Mr. David Hayes (01:11:52):

I'm sorry. Um, Ms. Deal, I believe it, is it 14 days from this meeting that are open for receipt of any additional questions?

Gammell Deal (01:12:00): It is 21 days.

Harrison Claire (01:12:05):

Thank you. Ma'am

Mr. David Hayes (01:12:09):

All right. Unless we have any other questions, um, I would, uh, recommend to most, both Ms. Deal and to, um, Administrator, uh, Pinder that the meeting is concluded.

Administrator Pinder (01:12:24):

Yes. I have asked if the chief council member to join the meeting, please.

Councilor Higgs (01:12:29):

No, I would like to also say, um, administrator. There are 60, 70, 80 people behind me. They can't get on the Zoom. They're all behind me. Everyone wanted to say happy, Merry Christmas [inaudible 01:12:47]. Yeah, but I'm just saying that, um, there's, they, people, people don't do Zoom. And we had a town meeting and really successful. But there is people behind me and I brought them because nobody is going get on Zoom.

Gammell Deal

(01:13:03): So Chief

Councilor Higgs.

Councilor Higgs (01:13:05):

Happy Holidays and, um, mer-, um, Happy New Year. I'm talking. Happy New Years and, um, team 4M.

Gammell Deal (01:13:16):

So Chief Councilor Higgs, we do appreciate that and for the fact that some people cannot get on Zoom so they can, they are welcome to send all of their comments and any questions or queries to DAP at inquiries, but at DAP.gov.bs.

Councilor Higgs (01:13:33):

Listen. Most of these people are people that lived there for that their, their entire lives. They know nothing about computers on Zoom or nothing. They're all in the back of me. So we just thank you all and everyone we, we want to move forward with the project. And this is the last meeting [inaudible 01:13:54].

Mr. David Hayes (01:13:58):

Chief Councilor, uh, we would accept your recommendation to conclude the meeting. Um, Administrative Pinder, may we conclude the meeting?

Chief Councilor Davis (01:14:20):

Um, deputy I see you chiming in. Would you like to make a motion to adjourn?

Man (01:14:27):

Yes. I like to make a motion at 7:12 to adjourn the meeting for 4M environmental impact study. Do I get a second?

Councilor Higgs (01:14:34):

Second that three times.

Man (01:14:41):

All in favor?

Councilor Higgs (01:14:42):

Aye.

Voices (01:14:46):

Aye.

Man (01:14:49):

Motion carried. Meeting is adjourned at 7:13. Thank you so much for your participation. Thank you.

Mr. David Hayes (01:14:55):

Thank you all.

Councilor Higgs (01:14:56):

Thank you, Councilor Hayes.



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