

# PUBLIC CONSULTATION REPORT

*Royal Beach Club*  
AT PARADISE ISLAND



## Royal Caribbean Group

PDI PARADISE LTD.  
A WHOLLY OWNED SUBSIDIARY OF  
ROYAL CARIBBEAN CRUISES LTD.  
D/B/A ROYAL CARIBBEAN GROUP

FOR SUBMITTAL TO  
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## 1. Overview of the Royal Beach Club at Paradise Island

The Royal Beach Club at Paradise Island is planned to be a 17-acre destination experience coming to the western end of Paradise Island in Nassau, The Bahamas. It will combine the island's striking beaches with Royal Caribbean's signature experiences to create the ultimate beach day.

The proposed beach club is an unprecedented public-private partnership, crafted in close collaboration with the Government of The Bahamas, whereas Bahamians will be invited to own up to 49% equity in the Royal Beach Club. Bahamian equity will consist of two parts: (1) equity granted to The Bahamas National Investments Fund for the fair market value of the four acres of Crown land contributed to the Royal Beach Club (in addition to other necessary concessions) and (2) equity raised through a Bahamian investment fund available to Bahamian investors.

Additionally, Bahamian businesses and entrepreneurs will have the opportunity to manage the vast majority of the experience, generating hundreds of jobs from its construction through long-term operation.

In addition to keeping Beach Club profits in The Bahamas through this first-of-its-kind equity program in tourism, the Beach Club will participate in a new tourism levy that will direct 1% of gross profits to a fund to improve attractions and experiences in The Bahamas.

As part of our commitment to The Bahamas, we continue to grow tourism to Nassau far in excess of the maximum capacity of the Royal Beach Club. When we initially began exploring a beach club concept, we brought approximately 1M visitors to Nassau per year and we expect to grow that number to more than 2.5M visitors per year by 2027.

We are hopeful that this type of public-private partnership and the new tourism levy will be a model for all future land development on Paradise Island, New Providence, and throughout The Bahamas.

## Environmental Commitments of the Royal Beach Club

At the foundation of Royal Caribbean's plans is a combination of its rigorous companywide sustainability principles and proven practices as well as the requirements of The Bahamas' stringent environmental process. The plans' cornerstones include:

**Zero Waste-to-Landfill** – The Beach Club will be free of single-use plastics and offer compostable service ware at food and beverage venues. In addition, it will be equipped with biodigesters to reduce food and other organic waste, and process cooking oil into biodiesel for energy production. The cruise line will also develop partnerships with local Bahamian companies focused on recycling and innovative waste reduction programs.

**100% Renewable Energy by 2030** – Royal Caribbean is committed to a net-zero carbon footprint for the Royal Beach Club by 2030. The project will incorporate smart design considerations during construction, including natural shade, low-flow filters and more. The company will also invest in renewable green energy production – solar, wind and hydro – both onsite and through innovative, new partnerships throughout New Providence with a target of 100% of the Beach Club’s energy needs coming from renewable energy by 2030.

**No Dredging and No Overwater Cabanas** – Royal Caribbean will conserve the ocean environment, including coral, and will not dredge the area in and around Paradise Island. In addition, the cruise line will not build overwater cabanas on the property, and it has no marine development plans for the northern shore where abundant coral is present. It also plans to minimize the impact on marine life through monitoring and adjusting the location of the limited structures, such as the floating pier, in place during construction on the southern shore of the island.

**Best-in-class Wastewater Treatment** – The Beach Club will have a dedicated and best-in-class wastewater treatment plant that will process 100% of the wastewater generated onsite. More than 95% of the treated wastewater is intended for beneficial reuse, and the remaining by-product will be composted for landscaping and vegetation.

**Protecting the Island’s Habitat** – The western end of Paradise Island has fallen into a state of neglect, with several former residential properties in disrepair or abandoned. The company will restore this area by adding native plants and vegetation, removing invasive, non-native species of plants and only constructing buildings on previously altered property or that contains significant invasive or non-native species of plants. In addition, Royal Caribbean plans to continuously study and protect wildlife during construction and eventual operation.

**Local Environmental Monitoring** – When building and operating the Beach Club, a Bahamian company will conduct environmental monitoring and publicly report information through an environmental scorecard, including our compliance with each of these six (6) environmental commitments and verification of our zero waste-to-landfill commitment.

## **2. Public Consultation Report**

This document is a report on behalf of Royal Caribbean Group (“Royal Caribbean”) and Islands By Design on the public consultation, held on September 8, 2021, for the Royal Beach Club at Paradise Island (“Beach Club”) development.

This report, in its totality, has been submitted to the Department of Environmental Planning and Protection (“DEPP”) to assist in the assessment of the Royal Beach Club at Paradise Island development proposal for Certificate of Environmental Clearance (“CEC”). In addition, as required by specific regulation, each identifiable (with an e-mail address) individual who submitted a question has received a written response to their question.

As additional, supplemental, public consultation occurs, additional reporting will be created independent of this report.

This document outlines the various forms of communication to the public, inquiries received for the project, and responses provided by Royal Caribbean.

### **Public Meeting**

The purpose of the public meeting, held on September 8, 2021, was to fulfil the requirements of the Environmental Planning & Protection Act (2019) – Environmental Impact Assessment (“EIA”) Regulations. The goal of the meeting was to provide the public an opportunity to comment on the project and 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 CEC.

In accordance with the requirements of the EIA regulations, an advertisement was placed in both the Nassau Guardian and The Tribune more than two weeks prior to the date of the public meeting. As required by the regulation, a public venue was given however, due to social restriction as a result of the Covid-19 pandemic, a virtual link was set up for persons that wanted to take part in the meeting.

The virtual meeting was held via Zoom at 6pm on September 8th, 2021. A total of seventy-five (75) persons virtually participated in the meeting.

The meeting was facilitated by DEPP. Islands by Design and Royal Caribbean gave a presentation on the project, and the public was given the opportunity to ask verbal questions as well as place comments in the Zoom chat box and Zoom question box. All questions from (a) the public meeting, (b) asked via Zoom, (c) e-mail sent to DEPP, and (d) e-mail questions sent to Royal Caribbean are addressed in the report with the appropriate response.

### 3. Questions and Responses

The following represents all of the questions submitted through the public consultation process, including (1) e-mails sent to either DEPP and/or Royal Caribbean and (2) messages sent through the chat and/or question function within Zoom, as the public consultation was held virtually.

By the time this document was published on our website, each individual who e-mailed a question would have received an e-mail response from Royal Caribbean and link to this full report and each of those responses are included in this section of the report.

Questions submitted through Zoom, whereas the individual had also submitted e-mail questions, received an e-mail response from Royal Caribbean. In some cases, questions submitted via Zoom didn't have contact information and as such did not receive an e-mail response; however, are still included in this report.

Questions unrelated to the environmental submission for the Royal Beach Club at Paradise Island (e.g., passenger volume to Perfect Day at CocoCay) have been addressed where possible or identified as such. In addition, statements of fact, unrelated utterances, inappropriate comments, and/or statements related to the DEPP process have been omitted from Section 3 – Questions and Responses; however, are available in the transcript in the appendix.

For all questions regarding The Bahamas Department of Environmental Planning and Protection (DEPP) process, please contact DEPP at [cec@depp.gov.bs](mailto:cec@depp.gov.bs) or [inquiries@depp.gov.bs](mailto:inquiries@depp.gov.bs).

A full list of attendees for the public consultation held on September 8, 2021, at 6 p.m. can be found in the appendix of this report.

Lastly, for more information on the Royal Beach Club at Paradise Island, as well as a downloadable version of the Environmental Impact Assessment and this public consultation report, please visit our website at [www.RoyalBeachClubParadiseIsland.com](http://www.RoyalBeachClubParadiseIsland.com).

### Questions & Answers

#### **Questions from:**

**Fotini Tsavousis Duncombe**

***Q1. RCI claims that they will provide 1 billion dollars over 10 years. From this project or from their combined intrusion in our country? Why are You'll muddying the waters?***

***Fotini Tsavousis Duncombe (Zoom)***

A1. Based on our internal estimates, we anticipate the 10-year direct and indirect economic impact to The Bahamas from the Royal Beach Club at Paradise Island to be approximately \$1 billion. Our goal is to improve the Nassau experience, currently ranked 78 out of 100 by our guests, and make it one of the most appealing ports in the Caribbean through the creation of

the Royal Beach Club and by continuing to support improvements to experiences throughout New Providence.

The proposed Beach Club is an unprecedented public-private partnership, crafted in close collaboration with The Government, whereas Bahamians will be invited to own up to 49% equity in the Royal Beach Club. Bahamian equity will consist of two parts: (1) equity granted to The Bahamas National Investments Fund for the fair market value of the 4 acres of Crown land contributed to the Royal Beach Club (in addition to other necessary concessions) and (2) equity raised through a Bahamian investment fund available to Bahamian investors.

Additionally, Bahamian businesses and entrepreneurs will also have the opportunity to manage the vast majority of the experience, generating hundreds of jobs across its construction and long-term operation.

In addition to keeping Beach Club profits in The Bahamas through this first-of-its-kind equity program in tourism, the Beach Club will participate in a new tourism levy that will direct 1% of gross profits to a fund to improve attractions and experiences in The Bahamas.

As part of our commitment to The Bahamas, we continue to grow tourism into Nassau far in excess of the maximum capacity of the Royal Beach Club. When we initially began exploring a beach club concept, we brought approximately 1M visitors to Nassau per year and we expect to grow that number to more than 2.5M visitors per year by 2027.

Lastly, we are hopeful that this type of public-private partnership and the new tourism levy will be a model for all future land development on Paradise Island, New Providence, and throughout The Bahamas.

***Q2. How much sewage have you release in Bahamian waters over the past 20 years?  
Fotini Tsavousis Duncombe (Zoom)***

A2. While this question is unrelated to the current environmental review of this project, no untreated sewage has been pumped into Bahamian waters by Royal Caribbean Group in the past twenty years.

As part of our rigorous company wide sustainability practices, all of our ships have onboard International Maritime Organization (IMO) approved sewage treatment systems. In addition, 92% of our vessels have advanced wastewater purification systems installed onboard which treat all grey and black water. Our policies do not allow for the discharge of untreated sewage when operating within any territorial waters of any country.

For more information on our sustainability initiatives and reporting, please visit our website at <https://sustainability.rclcorporate.com/>.

***Q3. How much air pollution have you emitted in the Bahamas over the past 20 years?  
Fotini Tsavousis Duncombe (Zoom)***

A3. While this question is unrelated to the current environmental review of this project, since 2008, Royal Caribbean Group has implemented best management practices to monitor and report its global carbon emissions through an annual sustainability report. In addition, we also report emissions through the International Maritime Organization (IMO) Data Collection Systems and the EU MRV (Monitoring, Reporting and Verification) system.

We do not capture data specific to time spent in Bahamian Waters.

For more information on our sustainability initiatives and reporting, please visit our website at <https://sustainability.rclcorporate.com/>.

***Q4. You project will be taking business off of Bay Street and suffocating businesses on Bay St. Fotini Tsavousis Duncombe (Zoom)***

A4. As part of our commitment to The Bahamas, we continue to grow tourism into Nassau far in excess of the maximum capacity of the Royal Beach Club. When we initially began exploring a beach club concept, we brought approximately 1M visitors to Nassau per year and we expect to grow that number to more than 2.5M visitors per year by 2027. Less than 40% of Royal Caribbean Group guests will be able to experience the Royal Beach Club, leaving more than 60% of our guests (or more than 1.5M per year) to visit other experiences throughout New Providence.

In addition, we plan to partner – through a contract - with a Bahamian-owned and operated water taxi service. In addition to transportation to the Royal Beach Club, guests will have the opportunity to be transported to alternative destinations and experiences throughout New Providence.

We believe there is an opportunity for The Government, local businesses, cruise lines, hotels, and more to come together to improve the “brand” of Nassau so tourists spend more time in the destination, rate it more favourably, spend more money, and want to return with greater frequency.

***Q5. You come with your employees. 250 people vs thousands employed in land based operations do not add up.***

***Fotini Tsavousis Duncombe (Zoom)***

A5. We expect to hire hundreds of Bahamians during construction and through operation – from the senior-level executive roles to individuals supporting the daily operation. None of our shipboard employees will work at the Beach Club. In addition, we plan to outsource and/or contract the vast majority of the operating needs of the Beach Club to local businesses and entrepreneurs - everything from food and beverage, entertainment, retail, environmental monitoring, security, laundry, landscaping, security, and more.

***Q6. This project is not about the Bahamas, it's about RCL creating another private port that will sail away with all the money.***

***Fotini Tsavousis Duncombe (Zoom)***

A6. On the contrary, the project will provide many opportunities for the economic development of The Bahamas. The Royal Beach Club, crafted in close collaboration with the Bahamian government, will feature a public-private partnership in which Bahamians will be invited to own up to 49% equity in the Beach Club. Bahamian equity will consist of two parts: (1) equity granted to The Bahamas National Investments Fund for the fair market value of the 4 acres of Crown land contributed to the Royal Beach Club (in addition to other necessary concessions) and (2) equity raised through a Bahamian investment fund available to Bahamian investors.

Bahamian businesses and entrepreneurs also will have the opportunity to manage the vast majority of the experience - everything from food, beverage, entertainment, retail, environmental monitoring, security, laundry, landscaping, security, non-motorized water sports, maintenance, and more. Overall, the new venture will generate hundreds of jobs from its construction through long-term operation.

In addition to keeping Beach Club profits in The Bahamas through this first-of-its-kind equity program in tourism, the Beach Club will participate in a new tourism levy that will direct 1% of gross profits to a fund to improve attractions and experiences in The Bahamas.

We are hopeful that this type of public-private partnership will be a model followed for all future land development on Paradise Island and throughout The Bahamas.

***Q7. This is the same company that created the vomit of plastic on Little Stirrup Cay.***

***Fotini Tsavousis Duncombe (Zoom)***

A7. Yes, we are the same company that created the award-winning Perfect Day at CocoCay, currently rated the number 1 destination of the hundreds of destinations we visit worldwide by our guests. Perfect Day at CocoCay delivers unparalleled satisfaction to millions of people who are visiting The Bahamas every year.

***Q8. How can RCL bully their way into throwing a Bahamian out of crown Land in good conscience?***

***Fotini Tsavousis Duncombe (Zoom)***

A8. Our project does not overlap the project that Mr. Smith has proposed and despite the recent court ruling that Mr. Smith did not have a valid lease, we understand he is reapplying for his project approval. We wish Mr. Smith well in his endeavour; however, we are more excited about our development and its significant Bahamian participation.

**Questions from:**  
**Margo Blackwell**

***Q9. What is the scope of the project? An earlier proposal included the development of ten (10) over-water vistas or structures that would extend into the harbor channel on the south side of Paradise Island. DEPP was not in support of such structures based on a position paper put forth to the Office of the Prime Minister (OPM) in 2012. The earlier proposal also included two structures extending out into the water on the Ocean side, a tidal wading pool and a bar. What studies have been conducted to evaluate the longshore and other impacts of this aspect of the development?***

***Margo Blackwell (Zoom)***

A9. Targeted to open in 2025, the 17-acre Beach Club is made up of 13 acres of land privately owned by Royal Caribbean and 4 acres of Crown land. The new destination experience coming to the western end of Paradise Island in Nassau, The Bahamas, will combine the island's striking beaches with the cruise line's signature experiences to create the ultimate beach day. The Beach Club will include (but not limited to): beach chairs and loungers with umbrellas, beach & pool cabanas (with no overwater cabanas), pools (3-4 smaller pools designed to minimize energy consumption), food & beverage venues featuring Bahamian fare, family activities (beach games, sand volleyball, etc.), non-motorized water sports, live music (Bahamian musicians and entertainers), Bahamian retail vendors, and associated back-of-house facilities.

Due to potential environmental impacts to observed corals, ten (10) overwater cabanas originally considered in our 2019 masterplan have been removed. Royal Caribbean has committed to not build overwater cabanas at the Beach Club. Additionally, no overwater structures or tide pools will be included on the ocean side of the site masterplan.

***Q10. What is Bahamian or authentic about plastic slides and rows of chairs on a beach?***

***Margo Blackwell (Zoom)***

A10. Building on the 50 years of partnership between Royal Caribbean and The Bahamas, our goal is to make Nassau one of the highest-rated and most sought-after destinations for our guests.

We seek to provide a world-class, authentic Bahamian beach experience that celebrates the culture and beauty of The Bahamas. This starts with Bahamians interacting with our guests, giving them the opportunity to learn about The Bahamas and its rich history, and creating lifetime memories while they experience the food, the music and art, and the energy of Bahamian culture.

We are committed to showcasing local talent and products with everything from artwork to local beverages, local cuisine and items produced by local crafts people. As Bahamian businesses and entrepreneurs will have the opportunity to manage the vast majority of the experience, our goal is for those partners to help shape that authenticity.

***Q11. When you say sourcing in a sustainable way can you share which aspect of SDG's you are referencing?***

***Margo Blackwell (Zoom)***

A11. Our supply chain, through a large and diverse network of suppliers, fuels everything we do, from food and beverage and information technology providers to the manufacturers of components for our ships.

Royal Caribbean Group supports SDG #12, the movement toward more sustainable consumption and production patterns. Specifically, we are focused on the food industry and sustainable sourcing and the improvement of animal welfare throughout the food supply. A few of our corporate target goals that speak to this include sourcing 90% of wild-caught seafood from MSC-certified fisheries, sourcing 75% of farmed seafood from ASC-certified farms in North America, obtaining Chain of Custody Certification for our ships for MSC and ASC, sourcing pork from gestation crate-free producers, sourcing 100% cage-free eggs, and sourcing 100% of whole broiler chicken from GAP-certified sources.

For more information on Royal Caribbean Group's sustainable sourcing practices and target timelines, please visit our website at <https://sustainability.rclcorporate.com/reporting/>.

***Q12. What times of the year were these surveys done? were they done over the year or just a day?***

***Margo Blackwell (Zoom)***

A12. All surveys were conducted within the Terms Of Reference agreed upon by the Department of Environmental Planning and Protection (DEPP). Those surveys include:

- In December 2020, Moffatt & Nichol (M&N) was retained by the Islands by Design, Ltd (Client) to conduct a coastal processes study. M&N collected, compiled and reviewed existing available data sets regarding winds, waves, water levels, historical hurricanes and storm surges in the project vicinity. A statistical analysis for the winds and waves was performed. The monthly and annual wind and wave roses were developed. Winds and waves for normal conditions as well as extreme conditions were evaluated. The extreme wind and wave conditions were determined through an extreme probability analysis. An additional third-party coastal engineering review of the project was completed in May 2023.
- Topographic and bathymetric surveys were completed in September and October of 2021.
- In October of 2019, benthic surveys were conducted with over two hours of observation using three divers for a combined total of over 6 hours of observations for each site. The purpose of the benthic survey was to record a representation of the benthic types and identify fauna and flora species that utilize the site for the EIA. Although not required for the EIA, further benthic assessments were completed in September 2021 with over 13 hours with four divers, and in

March and April 2023 further benthic assessments were completed with over 24 hours by six divers and underwater drones.

- Previous avian surveys were conducted by the team on 25 August and 7 October 2019 as a part of the biological baseline assessment for the Royal Beach Club Environmental Impact Assessment. Avian surveys were undertaken to identify the presence, abundance, and habitat utilization of avifauna on the site between 7:30 AM and 11:30 AM. Further avian surveys were conducted on 6 and 27 April 2023.
- A baseline botanical assessment was conducted on 7 October 2019. The purpose of the botanical study was to map vegetation types, determine floristic diversity, record protected species abundance, and identify the presence of invasive species. Additional botanical studies were completed on 27 April 2023.

In addition, Royal Caribbean continues to independently and iteratively conduct additional surveys in and around Paradise Island to make additional adjustments to our Environmental Management Plan and obtain an appropriate baseline of the habitat as part of our commitment for ongoing environmental reporting.

The additional assessments include benthic surveys and mapping, hydrological sampling and research, botanical surveys and mapping, avian surveys, acoustic modeling and mapping, water quality around the entirety of Paradise Island, and a third party coastal engineering review. As those surveys are completed, they will be posted on our website.

***Q13. So will the survey be redone according to our laws?***

***Margo Blackwell (Zoom)***

A13. The Environmental Impact Assessment (EIA) was developed from Terms of reference (TOR's) accepted by the Department of Environmental Planning and Protection (DEPP) and therefore, all reporting and assessments were developed in compliance with those terms.

***Q14. Where is the Environmental Management plan?***

***Margo Blackwell (Zoom)***

A14. Following the completion of the public consultation process, including a supplemental public meeting to be held in the coming weeks, and final review of the environmental documents, an Environmental Management Plan (EMP) Terms of Reference (TOR) will be submitted to the Department of Environmental Planning and Protection (DEPP) for review.

While we need to complete the public consultation process, we are currently finalizing our draft EMP, which will reflect the six key environmental commitments we have made that exceed nearly all similar land-based development projects, including: zero waste-to-landfill, 100% renewable energy production by 2030, best-in-class wastewater treatment, no dredging, protecting and enhancing the surrounding habitats, and local environmental monitoring during construction and operation.

Once accepted by DEPP, Royal Caribbean will finalize the Environmental Management Plan (EMP) that can then be further reviewed by the public via the project website. We expect to be able to share our EMP in the next few months.

***Q15. No development on sand? Just chairs and people?***

***Margo Blackwell (Zoom)***

A15. The masterplan includes the development of the site to create an arrivals area, family zone, non-motorized water sports area, food and beverage venues, swimming pools, and back of house areas in support of a world-class beach experience.

Our goal is to restore the existing beaches, while preserving the natural iron shore headlands.

All existing beaches will be expanded, upland, to increase beach area. If any additional sand is required, further coastal and geotechnical engineering studies will be conducted to ensure any fill sand is compatible with native sand, placed above the mean high water (MHW) line, and there is no disruption to longshore transport that could impact other beaches on Paradise Island.

We continue to iteratively study the coastal impact of the Beach Club and have incorporated those findings into our adjusted site plan and Environmental Management Plan (EMP). Some of those findings and recommendations include: (a) no expansion of beach areas except landward, into the upland, (b) no new seawalls would be upon a sandy beach, (c) the landward relocation of the existing east-end seawall - which has been deemed beneficial for the beach, (d) creation of a low seawall along or mostly above the vegetation line along the western beach, (e) no overwater cabanas, (f) on the north coastline, no jetties or other structures that protrude into the sea or beyond the high water line and no expansion of the beach or hard structure into the sea. The latest coastal engineering study will be posted on our website.

An independent environmental monitor will oversee all construction, including any impacts to the beaches.

***Q16. So benthic only in November? Not year round?***

***Margo Blackwell (Zoom)***

A16. The Department of Environmental Planning and Protection (DEPP) did not require a full year of benthic surveys. Benthic surveys were conducted within the Terms Of Reference (TORs) agreed upon by the DEPP in October of 2019. The surveys were conducted with over two hours of observation using three divers for a combined total of over 6 hours of observations for each site. Further assessments were completed in 2021 to review the health and location of the potential areas of impact, and additional benthic surveys were completed in March 2023.

Further coral assessments were completed in 2021 to review the health and location of the potential areas of impact, and additional coral surveys were completed in April 2023.

A site-specific Environmental Management Plan (EMP) is being finalized to reduce adverse environmental impacts, including those to the marine ecosystem and will ensure that project implementation and operation be carried out in accordance with the design and comply with all local regulations. The EMP will also be monitored and updated as needed to ensure any changes in observations and impacts can be accounted for. This includes appropriate mitigation and monitoring through all the project phases.

***Q17. Had the conch shells etc become a habitat for fish and other life... which ones?***

***Margo Blackwell (Zoom)***

A17. Benthic surveys were conducted to provide a representation of species found at the site. There was significant algae growth on the conch shells which may serve as a food source as well as a habitat for the marine life at the site. It was noted in the survey that most of the fauna activity was at the rocky shore with very minimal in the seagrass areas. There was not specific activity noted for the conch shells.

***Q18. You [are] making a decision regarding Benthic resources after one day in November?***

***Margo Blackwell (Zoom)***

A18. Benthic surveys were conducted in November of 2019 for the Environmental Impact Assessment (EIA). Benthic surveys over an extended period were not required. The Environmental Impact Assessment (EIA) was developed from Terms of Reference (TOR's) accepted by the Department of Environmental Planning and Protection (DEPP) and therefore, all reporting and assessments were based on those terms. Further coral assessments were completed in 2021 to review the health and location of the potential areas of impact, and subsequent coral surveys were completed in April 2023.

***Q19. Has the zoning for the Island been changed? When and by whom?***

***Margo Blackwell (Zoom)***

A19. No. DEPP must issue a Certificate of Environmental Compliance (CEC) following a satisfactory review of the public consultation process and all required documentation before we can request rezoning the property for commercial use.

***Q20. Will we have the [environmental] management plan by then? Will yearlong assessments be done?***

***Margo Blackwell (Zoom)***

A20. Following the completion of the public consultation process, including a supplemental public meeting to be held in the coming weeks, and final review of the environmental documents, an Environmental Management Plan (EMP) Terms of Reference (TOR) will be submitted to the Department of Environmental Planning and Protection (DEPP) for review.

While we need to complete the public consultation process, we are currently finalizing our draft EMP, which will reflect the six key environmental commitments we have made that exceed

nearly all similar land-based development projects, including: zero waste-to-landfill, 100% renewable energy production by 2030, best-in-class wastewater treatment, no dredging, protecting and enhancing the surrounding habitats, and local environmental monitoring during construction and operation.

Once accepted by DEPP, Royal Caribbean will finalize the Environmental Management Plan (EMP) that can then be further reviewed by the public via the project website. We expect to be able to share our EMP in the next few months.

During construction and eventual operation, a Bahamian company will conduct environmental monitoring, and public reporting through an environmental scorecard.

***Q21. There is a huge gap [unidentified by the questioner] in assessment as was done. Will DEPP insist that it is done properly and over time?***

***Margo Blackwell (Zoom)***

A21. The Environmental Impact Assessment (EIA) was developed from Terms of Reference (TOR's) accepted by the Department of Environmental Planning and Protection (DEPP) and therefore, all reporting and assessments were based on those terms.

***Q22. How has it been determined that visitors get from the dock across the port via the bridge?***

***Margo Blackwell (Zoom)***

A22. The Royal Beach Club at Paradise Island is only accessible by boat or water taxi, no roads lead to the site. Royal Caribbean will partner – through a contract – with an existing or new water taxi service, owned and operated by Bahamians, that meets or exceeds Royal Caribbean's safety, accessibility and experiential requirements.

The intent is the new water taxi service will have multiple stops throughout Nassau Harbour, including a departure point for cruise line guests from the Ferry Terminal at the Port of Nassau and a return point at the new marina on the west end of Bay Street or guests could choose to visit another stop elsewhere in Nassau Harbour based on the new water taxi routes.

***Q23. Will we have the proposed EMP [Environmental Management Plan] too?***

***Margo Blackwell (Zoom)***

A23. Please refer to A20.

***Q24. Were the building assessed by the relevant entity regarding their heritage value?***

***Margo Blackwell (Zoom)***

A24. Yes. We were advised by The Director of The National Museum of The Bahamas, Antiquities, Monuments and Museum Corporation (AMMC) in May 2021 that there are no existing culturally historic structures located within the footprint of the Royal Beach Club at Paradise Island project.

**Questions from:**  
**Joseph Darville**

***Q25. How many local environmentalists have been consulted in your preparation to undertake work which will dramatically alter the natural beauty of our island...Paradise Island?***

***Joseph Darville (Zoom)***

A25. The Environmental Impact Assessment (EIA) was completed by a team of experts and consultants, all with relevant and qualified degrees and/or experience, under Islands by Design (IBD), a Bahamian-owned company. The team includes:

- Keith Bishop (Islands by Design)
- Janeen Bullard (JSS Consultants)
- Tanya Ferguson (The Forestry Group)
- Lambert Knowles (Engineering and Technical Services)
- Dr. Kevin Bodge (Olsen Associates, Inc.)

***Q26. How will the animal species be protected from foot print by visitors?***

***Joseph Darville (Zoom)***

A26. The results of the Environmental Impact Assessment (EIA) for the Royal Beach Club at Paradise Island concluded that habitat degradation impacts were considered negligible.

Some habitat degradations will be unavoidable due to loss of habitat necessary for construction clearing and building; however, these impacts were considered minimal given the extent of human altered areas over the entire island and the fact that the majority of the site is in significant disrepair. Additionally, we will work with DEPP and the Forestry Unit to develop a comprehensive Forestry Management Plan (FMP) that will address impacts to protected native plant species.

A site-specific Environmental Management Plan (EMP) is being finalized to reduce adverse environmental impacts, including those to the animal species that are present during development and operation. The EMP will be carried out in accordance with the design and comply with all local regulations.

***Q27. What mitigations are in place to prevent chemicals from sunscreen entering the water and over the corals?***

***Joseph Darville (Zoom)***

A27. Royal Caribbean only sells reef safe sunscreen products onboard our ships and at our land-based destinations – including the Royal Beach Club. We will also take necessary steps to educate visitors on the importance coral reefs play in the marine ecosystem and engage in practices that would sustain these systems such as using reef-friendly sunscreen and avoiding physical interaction with coral species.

**Questions from:**

**Karla Hart**

***Q28. How does this project and Royal Caribbean operations align with the Global Cruise Activist Network Principles of Responsible Tourism? Note that these principles were mailed to the executives and RCCL board members in October 2020. Most were returned unopened with “RTS” [return to sender] on the envelope. We received no reply.***

***Karla Hart (Zoom)***

A28. While this question is unrelated to the current environmental review of this project, we believe this specific development will meet or exceed most of the principles referenced.

The Royal Beach Club, crafted in close collaboration with the Bahamian government, will feature a public-private partnership in which Bahamians will be invited to own up to 49% equity in the Beach Club. Bahamian equity will consist of two parts: (1) equity granted to The Bahamas National Investments Fund for the fair market value of the 4 acres of Crown land contributed to the Royal Beach Club (in addition to other necessary concessions) and (2) equity raised through a Bahamian investment fund available to Bahamian investors.

Bahamian businesses and entrepreneurs will also have the opportunity to manage the vast majority of the experience - everything from food, beverage, entertainment, retail, environmental monitoring, security, laundry, landscaping, security, non-motorized water sports, maintenance, and more. Overall, the new venture will generate hundreds of jobs from its construction through long-term operation.

In addition to keeping Beach Club profits in The Bahamas through this first-of-its-kind equity program in tourism, the Beach Club will participate in a new tourism levy that will direct 1% of gross profits to a fund to improve attractions and experiences in The Bahamas.

Lastly, we have made six key environmental commitments that exceed nearly all similar land-based development projects, including: zero waste-to-landfill, 100% renewable energy production by 2030, best-in-class wastewater treatment, no dredging, protecting and enhancing the surrounding habitats, and local environmental monitoring during construction and operation.

We are hopeful that this type of public-private partnership, new tourism levy, and strong environmental commitment will be a model followed for all future land development on Paradise Island and throughout The Bahamas.

***Q29. How can bringing another million plus passengers, with all of their impacts, not be an impact beyond the property boundaries?***

***Karla Hart (Zoom)***

A29. We never intended that 100% of the guests we bring to Nassau would visit the Royal Beach Club. We expect less than 40% of Royal Caribbean cruise line guests (annually), or less than 1M

guests per year, would be able to experience the new product. We hope the remaining 60% of our guests, or 1.5M guests per year, visit other excursions and attractions throughout New Providence.

As part of our commitment to The Bahamas, we continue to grow tourism into Nassau far in excess of the maximum capacity of the Royal Beach Club. When we initially began exploring a beach club concept, we brought approximately 1M visitors to Nassau per year and we expect to grow that number to more than 2.5M visitors per year by 2027.

***Q30. Leakage from the economy must be quantified as well as purported economic benefits. What is produced in Bahamas vs imported items purchased by cruise lines or cruise visitors? Where do the profits go? Do they stay in the Bahamas or go offshore? Are living wages paid and locals trained and hired or are locals displaced by higher costs triggered by cruise-related activity? How will the economic input from this development make life better for all Bahamians, not just those who agree to work with/for the cruise industry, thus buying their silence? The cruise industry behaviors (sp) and experiences globally, as well as past experience in Bahamas, should be considered. This is an industry that exploits the locals and environment to the extent they can get away with.***

***Karla Hart (Zoom)***

A30. While this question isn't directly related to our environmental submission, we'd like to take the opportunity to address your comments as it relates to the development of the Beach Club.

The Royal Beach Club at Paradise Island was crafted in close collaboration with the Bahamian government, the new project will feature a first-of-its-kind public-private partnership in which Bahamians will be invited to own up to 49% equity in the Beach Club.

Bahamian equity will consist of two parts: (1) equity granted to The Bahamas National Investments Fund for the fair market value of the 4 acres of Crown land contributed to the Royal Beach Club (in addition to other necessary concessions) and (2) equity raised through a Bahamian investment fund available to Bahamian investors.

Bahamian businesses and entrepreneurs will also have the opportunity to manage the vast majority of the experience with a focus on sourcing goods and services directly from New Providence.

Overall, the new venture will generate hundreds of jobs from its construction through long-term operation. As a result of both direct and indirect (with partners managing the vast majority of the operation) employment, we expect to pay market competitive salaries for all roles.

In addition to keeping Beach Club profits in The Bahamas through this first-of-its-kind equity program in tourism, the Beach Club will participate in a new tourism levy that will direct 1% of gross profits to a fund to improve attractions and experiences in The Bahamas.

We are hopeful that this type of public-private partnership, new tourism levy, and strong environmental commitment will be a model followed for all future land development on Paradise Island and throughout The Bahamas.

**Questions from:**  
**Youlette Etienne**

***Q31. Toby Smith's project preserves the natural beauty of Paradise Island. And being a Bahamian, that money earned stays in the country.***  
***Youlette Etienne (Zoom)***

A31. The Royal Beach Club project does not overlap the project that Mr. Smith has proposed. We welcome any new experiences for visitors that will enhance the appeal of Nassau and wish him well in his plans.

The Royal Beach Club, crafted in close collaboration with the Bahamian government, will feature a public-private partnership in which Bahamians will be invited to own up to 49% equity in the Beach Club. Bahamian equity will consist of two parts: (1) equity granted to The Bahamas National Investments Fund for the fair market value of the 4 acres of Crown land contributed to the Royal Beach Club (in addition to other necessary concessions) and (2) equity raised through a Bahamian investment fund available to Bahamian investors.

Bahamian businesses and entrepreneurs also will have the opportunity to manage the vast majority of the experience - everything from food, beverage, entertainment, retail, environmental monitoring, security, laundry, landscaping, security, non-motorized water sports, maintenance, and more. Overall, the new venture will generate hundreds of jobs from its construction through long-term operation.

In addition to keeping Beach Club profits in The Bahamas through this first-of-its-kind equity program in tourism, the Beach Club will participate in a new tourism levy that will direct 1% of gross profits to a fund to improve attractions and experiences in The Bahamas.

As part of this innovative development, we have made six key environmental commitments that exceed nearly all similar land-based development projects, including: zero waste-to-landfill, 100% renewable energy production by 2030, best-in-class wastewater treatment, no dredging, protecting and enhancing the surrounding habitats, and local environmental monitoring during construction and operation.

We are hopeful that this type of public-private partnership, new tourism levy, and strong environmental commitment will be a model followed for all future land development on Paradise Island and throughout The Bahamas.

Lastly, we are committed to restoring the natural beauty of Paradise Island. The current site is in significant disrepair (see images below/attached). Given the significant amount of previously impacted acreage, the state of disrepair of nearly all of the buildings on the site and their

potential risk to adjacent properties as a result of high winds due to tropical events, the eroding state of the existing infrastructure on the island, and the hazard created by the current property (rebar on the beach, holes on the property, etc.) to individuals trespassing the property from adjacent properties/business, if the site is not transformed it will continue to fall further into disrepair.



***Q32. Toby Smith had a signed lease first and RCCL is trying to take it from him. Does that show that they care about us and our environment, or how much they can make?***  
***Youlette Etienne (Zoom)***

A32. Our project does not overlap the project that Mr. Smith has proposed to successive governments. Despite the recent court ruling that Mr. Smith did not have a valid lease, we understand he is reapplying for his project approval.

We wish Mr. Smith well in his endeavour; however, we are more excited about our development and its significant Bahamian participation. Crafted in close collaboration with the Bahamian government, the Royal Beach Club, will feature a public-private partnership in which Bahamians will be invited to own up to 49% equity in the Beach Club. Bahamian equity will consist of two parts: (1) equity granted to The Bahamas National Investments Fund for the fair market value of the 4 acres of Crown land contributed to the Royal Beach Club (in addition to other necessary concessions) and (2) equity raised through a Bahamian investment fund available to Bahamian investors.

Bahamian businesses and entrepreneurs will also have the opportunity to manage the vast majority of the experience - everything from food, beverage, entertainment, retail, environmental monitoring, security, laundry, landscaping, security, non-motorized water sports, maintenance, and more. Overall, the new venture will generate hundreds of jobs from its construction through long-term operation.

In addition to keeping Beach Club profits in The Bahamas through this first-of-its-kind equity program in tourism, the Beach Club will participate in a new tourism levy that will direct 1% of gross profits to a fund to improve attractions and experiences in The Bahamas.

Lastly, we have made six key environmental commitments that exceed nearly all similar land-based development projects, including: zero waste-to-landfill, 100% renewable energy production by 2030, best-in-class wastewater treatment, no dredging, protecting and enhancing the surrounding habitats, and local environmental monitoring during construction and operation.

We are hopeful that this type of public-private partnership, new tourism levy, and strong environmental commitment will be a model followed for all future land development on Paradise Island and throughout The Bahamas.

**Questions from:**  
**Rashema Ingraham**

***Q33. Where is DEPP/RCG in the public consultation process? This project should have full and adequate public review, scrutiny and debate of the materials and impacts.***

***Rashema Ingraham (Zoom)***

A33. Royal Caribbean is committed to following the stringent process defined by the Department of Environment Planning and Protection (DEPP), including a full and transparent public review of all of the documents and materials necessary for the development of the Royal Beach Club. On September 8, 2021, Royal Caribbean held a required public consultation and produced this report to address all questions raised during that consultation.

This full public consultation report has been submitted to DEPP for their review.

In addition, we have scheduled a supplemental public consultation to address any outstanding questions the public may have with respect to the Royal Beach Club. Lastly, we are currently finalizing our draft Environmental Management Plan (EMP), which will reflect the six key environmental commitments we have made that exceed nearly all similar land-based development projects, including: zero waste-to-landfill, 100% renewable energy production by 2030, best-in-class wastewater treatment, no dredging, protecting and enhancing the surrounding habitats, and local environmental monitoring during construction and operation. Once we complete the process surrounding the supplemental public hearing, we will submit our draft EMP for review by DEPP and share publicly. We expect to be able to share our EMP in the next few months.

***Q34. When will the Environmental Management Plan be made available to the public?***

***Rashema Ingraham (Zoom)***

A34. Following the completion of the public consultation process, including a supplemental public meeting to be held in the coming weeks, and final review of the environmental

documents, an Environmental Management Plan (EMP) Terms of Reference (TOR) will be submitted to the Department of Environmental Planning and Protection (DEPP) for review.

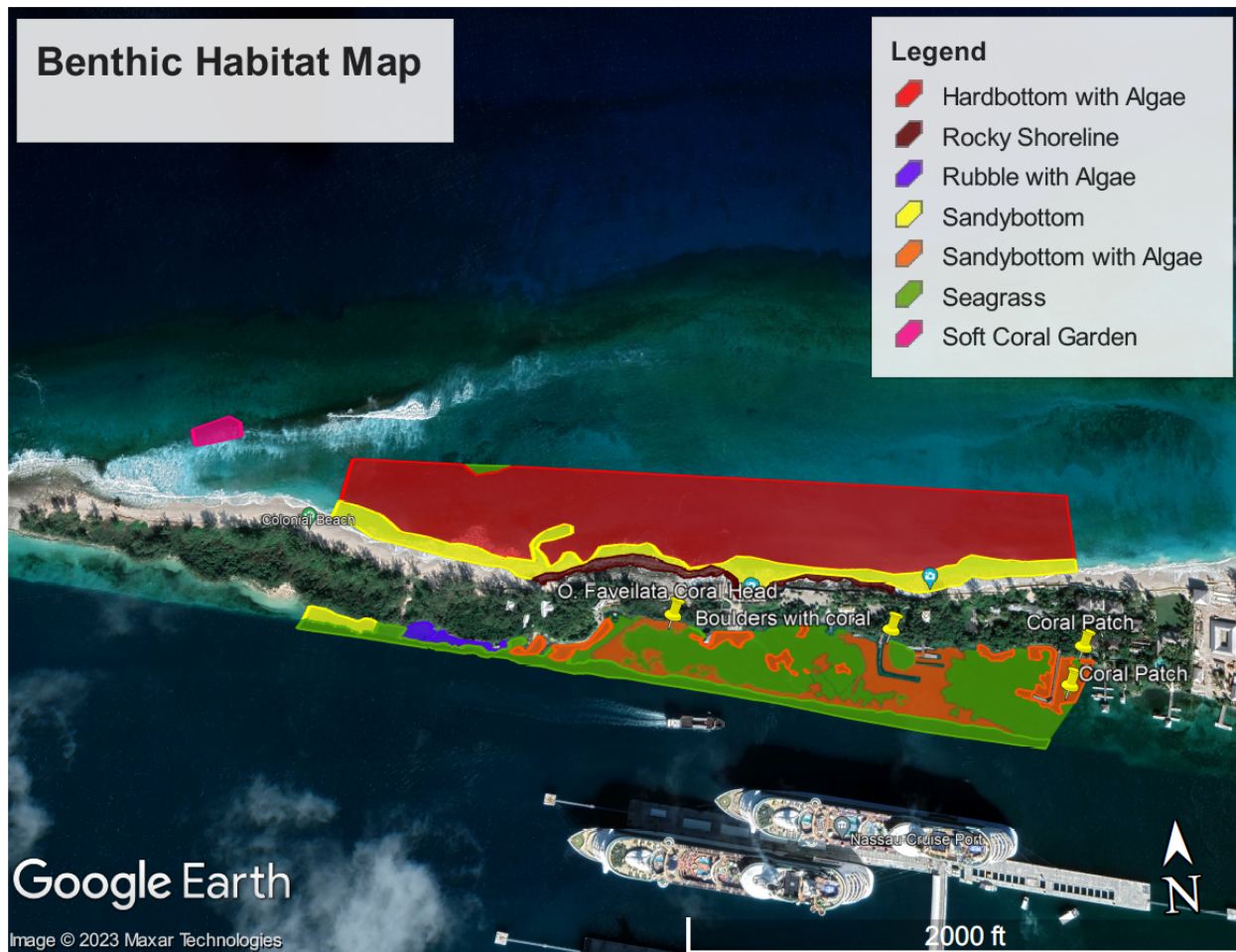
While we need to complete the public consultation process, we are currently finalizing our draft EMP, which will reflect the six key environmental commitments we have made that exceed nearly all similar land-based development projects, including: zero waste-to-landfill, 100% renewable energy production by 2030, best-in-class wastewater treatment, no dredging, protecting and enhancing the surrounding habitats, and local environmental monitoring during construction and operation.

Once accepted by DEPP, Royal Caribbean will finalize the Environmental Management Plan (EMP) that can then be further reviewed by the public via the project website. We expect to be able to share our EMP in the next few months.

***Q35. Is there a map of the benthic resources?***

***Rashema Ingraham (Zoom)***

A35. Benthic surveys were conducted to provide a representation of species found at the site. Marine benthic maps were not included in the Environmental Impact Assessment (EIA) document submitted to the Department of Environmental Planning and Protection (DEPP). The Environmental Impact Assessment (EIA) was developed from Terms of reference (TOR's) accepted by the Department of Environmental Planning and Protection (DEPP) and benthic mapping was not required. Below is a map of benthic resources:



**Q36. What was the timeframe in which the survey was conducted and what were the results for the marine life over different seasons - lobster / grouper closed and open seasons?**  
**Rashema Ingraham (Zoom)**

A36. In 2019, benthic surveys were conducted with over two hours of observation using three divers for a combined total of over 6 hours of observations for each site. The purpose of the benthic survey was to record a representation of the species that utilize the site and describe the utilization of the site by species. While it is highly likely that some mobile species that utilize that area were not recorded during the survey it is also highly likely that their presence in the area is occasional and these species do not depend on the site for survival.

The 2019 survey was conducted during the Nassau Grouper spawning season and it is unlikely that surveyors would not record this species if the area was an aggregation site. The absence of Nassau Grouper at a site during spawning season does not suggest that the species will not utilize the site after spawning, however, the site does not provide the habitat preferred by this species and it is highly likely that the presence of this species at the site outside of the spawning season would be occasional in transit to more favourable habitat.

While the site does provide habitat that would be utilized by lobster it is unlikely that this species was missed during the survey as this was a target species for the survey due to the noted possible habitat. Divers were specifically tasked with examining under rocks and inside cracks for this species.

The area is along a high traffic boating corridor which is likely a contributing factor to the low numbers of species and individual recorded swimming in the open. Several species identified were observed by searching in cracks among the debris and the seagrass beds.

A site-specific Environmental Management Plan (EMP) is being finalized to reduce adverse environmental impacts, including those to the marine ecosystem and will ensure that project implementation and operation be carried out in accordance with the design and comply with all local regulations. This includes appropriate mitigation and monitoring through all the project phases.

An independent environmental monitor will oversee all construction, including any impacts to the beaches.

***Q37. How do you plan to avoid water quality degradation during construction?***

***Rashema Ingraham (via e-mail)***

A37. A Stormwater Management Plan will be prepared. BMPs will also be employed for upland erosion control during construction. Mitigation techniques and best management practices to mitigate and alleviate adverse impacts will be further addressed in an Environmental Management Plan (EMP).

***Q38. The “impact assessment” portion of the EIA has very little information compared to what you’d see in other jurisdictions or the EIA completed by the Nassau Cruise Port project team recently. There is no clear “assessment” of noise, air, sea impacts. Why is that?***

***Rashema Ingraham (via e-mail)***

A38. In Sections 6.7 and 8.4.3 of the Environmental Impact Assessment (EIA), we assessed both air and noise impacts and concluded that there would not be significant impacts; however, mitigation for all impacts will be addressed in the Environmental Management Plan (EMP).

In addition, we have conducted a detailed noise study to understand the impact both front-of-house and back-of-house operations, beyond WWTP and RO, have on the adjacent properties based on our experience operating much larger facilities elsewhere in The Bahamas. The final study will be posted on our website.

***Q39. Section 6.11 documents the benthic surveys that were conducted in two specific areas off the southern shoreline. Surprisingly there were no commercially or historical important invertebrate and fish species (lobster, Nassau grouper, etc.) identified. Could they have been missed given that the survey was only one day?***

***Rashema Ingraham (via e-mail)***

A39. In 2019, Benthic Surveys were conducted with over two hours of observation using three divers for a combined total of over six hours of observations for each site. The purpose of the benthic survey was to record a representation of the species that utilize the site and describe the utilization of the site by species. While it is highly likely that some mobile species that utilize that area were not recorded during the survey it is also highly likely that their presence in the area is occasional and these species do not depend on the site for survival.

The survey was conducted during the Nassau Grouper spawning season and it is unlikely that surveyors would not record this species if the area was an aggregation site. The absence of Nassau Grouper at a site during spawning season does not suggest that the species will not utilize the site after spawning, however, the site does not provide the habitat preferred by this species and it is highly likely that the presence of this species at the site outside of the spawning season would be occasional in transit to more favourable habitat.

While the site does provide habitat that would be used by lobster it is unlikely that this species was missed during the survey as this was a target species for the survey due to the noted possible habitat. Divers were specifically tasked with examining under rocks and inside cracks for this species.

The area is along a high traffic boating corridor which is likely a contributing factor to the low numbers of species and individual recorded swimming in the open. A number of species identified were observed by searching in cracks among the debris and the seagrass beds.

Nevertheless, this concern will be addressed because a site-specific environmental management plan will be developed to reduce adverse environmental impacts, including those to the marine ecosystem and will ensure that project implementation and operation be carried out in accordance with the design and comply with all local regulations. This includes appropriate mitigation and monitoring through all the project phases.

***Q40. What about fish or other marine organisms with recreational and ecological value? For instance, seagrass functions nursery habitat for many fish – could you have not missed early life stages of fish through the seagrass habitat?***

***Rashema Ingraham (via e-mail)***

A40. Benthic surveys were conducted to provide a representation of species found at the site. Fish and other fauna species are known to migrate and may or may not have been present at the time of the assessment. Mobile species may also have fled the area at the presence of the boat and divers at the site.

Data collection methodology included examination of seagrass for biota at all stages of development. While it is possible that a single or a few individuals may have been missed among the seagrass in the survey, it is highly unlikely that there was an abundance of species that were missed given the methodology used, the number of divers present, and the amount of time that the survey was conducted.

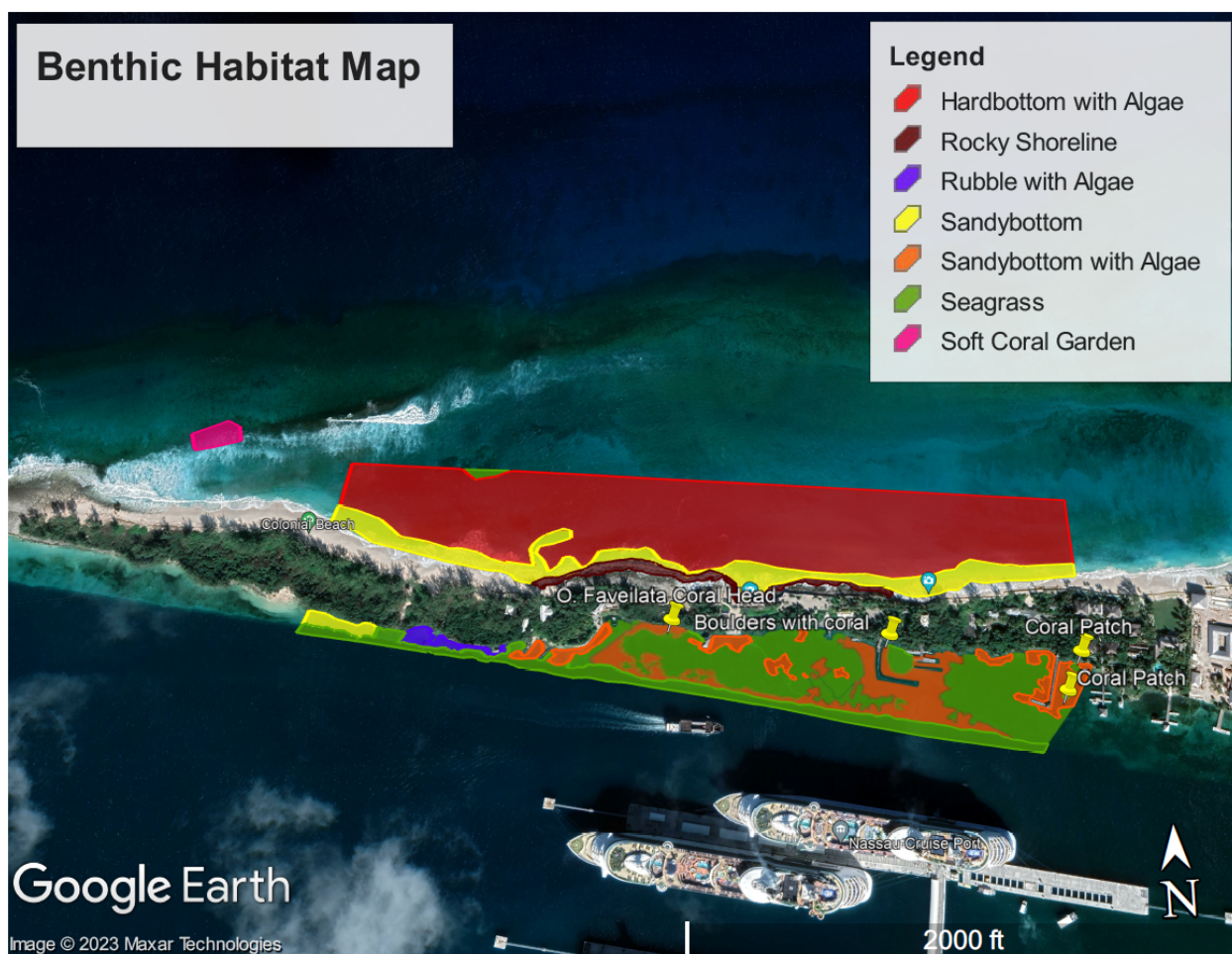
Seagrass is important habitats for marine species, and the design of the Royal Beach Club at Paradise is anticipated to have minimal impacts in these areas so that the natural life cycle processes may continue, and no dredging is planned.

A site-specific environmental management plan will be developed to reduce adverse environmental impacts, including those to the marine ecosystem and will ensure that project implementation and operation be carried out in accordance with the design and comply with all local regulations. This includes appropriate mitigation and monitoring through all the project phases.

**Q41. Is there a map of the benthic resources?**

**Rashema Ingraham (via e-mail)**

A41. Benthic surveys were conducted to provide a representation of species found at the site. The Environmental Impact Assessment (EIA) was developed from Terms of reference (TOR's) accepted by the Department of Environmental Planning and Protection (DEPP) and benthic mapping was not required. Below is a map of the benthic resources:



***Q42. Where are you in the public consultation process? This project should have full and adequate public review, scrutiny and debate of the materials and impact.***

***Rashema Ingraham (via e-mail)***

A42. Royal Caribbean is committed to following the stringent process defined by the Department of Environment Planning and Protection (DEPP), including a full and transparent public review of all of the documents and materials necessary for the development of the Royal Beach Club. On September 8, 2021, Royal Caribbean held a required public consultation and has produced this attached report to address all questions raised during that consultation.

This full public consultation report has been submitted to DEPP for review.

In addition, we have scheduled a supplemental public consultation to address any outstanding questions the public may have with respect to the Royal Beach Club. Lastly, we are currently finalizing our draft Environmental Management Plan (EMP), which will reflect the six key environmental commitments we have made that exceed nearly all similar land-based development projects, including: zero waste-to-landfill, 100% renewable energy production by 2030, best-in-class wastewater treatment, no dredging, protecting and enhancing the surrounding habitats, and local environmental monitoring during construction and operation. Once we complete the process surrounding the supplemental public hearing, we will submit our draft EMP for review by DEPP and share publicly. We expect to be able to share our EMP in the next few months.

***Q43. What activities will follow today's meeting?***

***Rashema Ingraham (via e-mail)***

A43. We would direct you to the Department of Environmental Planning & Protection (DEPP) for process related questions.

***Q44. What is the scope of the project? An earlier proposal included the development of ten (10) over-water vistas or structures that would extend into the harbor channel on the south side of Paradise Island. DEPP was not in support of such structures based on a position paper put forth to the Office of the Prime Minister (OPM) in 2012. The earlier proposal also included two structures extending out into the water on the Ocean side, a tidal wading pool and a bar. What studies have been conducted to evaluate the long-shore and other impacts of this aspect of the development?***

***Rashema Ingraham (via e-mail)***

A44. Targeted to open in spring 2025, the 17-acre Beach Club is made up of 13 acres of land privately owned by RCG and four (4) acres of Crown land. The new destination experience coming to the western end of Paradise Island in Nassau, The Bahamas, will combine the island's striking beaches with the cruise line's signature experiences to create the ultimate beach day. The Beach Club will include (but not limited to): beach chairs and loungers with umbrellas, beach & pool cabanas (with no overwater cabanas), pools (3-4 smaller pools designed to

minimize energy consumption), food & beverage venues featuring Bahamian fare, family activities (beach games, sand volleyball, etc.), live music (Bahamian musicians), non-motorized water sports, and Bahamian retail vendors.

Additionally, water experiences and tours are being considered through our Bahamian tour partner; however, as a result of concerns raised by nearby businesses we will not include the use or operation of jet skis for recreational purposes. Lastly, while included in a previous site plan from 2019, the Beach Club will not include overwater cabanas.

***Q45. The EIA references an avian assessment (section 6.10). Is there a DEPP requirement for a full year of sampling?***

***Rashema Ingraham (via e-mail)***

A45. The Department of Environmental Planning and Protection (DEPP) requires avian assessments to encompass both resident and migratory species. There is no DEPP requirement for a full year of observation. To document the avian species that are likely to occur on the site throughout the year, surveys were conducted during key seasons that covered fall/winter migrants, summer breeding residents and permanent resident breeding species.

***Q46. There is very little on operation-related impacts. When will the Environmental Management Plan be made available to the public? It would be helpful to have information on both construction and operation-related impacts to ensure that impacts associated with the full project life are accounted for.***

***Rashema Ingraham (via e-mail)***

A46. Royal Caribbean is committed to following the stringent process defined by the Department of Environment Planning and Protection (DEPP), including a full and transparent public review of all of the documents and materials necessary for the development of the Royal Beach Club. On September 8, 2021, Royal Caribbean held a required public consultation and has produced this attached report to address all questions raised during that consultation.

This full public consultation report has been submitted to DEPP for their review.

In addition, we are working to schedule a supplemental public consultation to address any outstanding questions the public may have with respect to the Royal Beach Club. Lastly, we are finalizing our draft Environmental Management Plan (EMP), which will reflect our six key environmental commitments that exceed nearly all similar land-based development projects, including: zero waste-to-landfill, 100% renewable energy production by 2030, best-in-class wastewater treatment, no dredging, protecting and enhancing the surrounding habitats, and local environmental monitoring during construction and operation. Once we complete the process surrounding the supplemental public hearing, we will submit our draft EMP for review by DEPP and share publicly. We expect to be able to share our EMP in the next few months.

***Q47. What project alternatives were evaluated? The Dept of Environmental Planning and Production has requirements for project alternatives and a “no action” alternative to be included. We would expect at minimum a hypothetical alternative with a reduced footprint and scope of offering, and with the associated Economic Impact Assessment information and data. In addition, the section on the “no action” alternative points to loss of economic stimulus – this is not a criterion in an EIA. No action should yield non-contributory environmental impact.***

***Rashema Ingraham (via e-mail)***

A47. With development, there is always an alternative of ‘no action’ which leaves the proposed site untouched. Given the significant amount of previously impacted acreage, the state of disrepair of nearly all of the buildings on the site and their potential risk to adjacent properties as a result of high winds due to tropical events, the eroding state of the existing infrastructure on the island, and the hazard created by the current property (rebar on the beach, holes on the property, etc.) to individuals trespassing the property from adjacent properties/business, if the site is not transformed it will continue to fall into disrepair. In addition, repairing most of the existing infrastructure is no longer possible.

Clearing and demolition of the current site for the construction of the new Beach Club will help mitigate these concerns, not to mention the economic benefit created based on the unique structure of the Royal Beach Club.

Crafted in close collaboration with the Bahamian government, the new project will feature a first-of-its-kind public-private partnership in which Bahamians will be invited to own up to 49% equity in the Beach Club.

Bahamian equity will consist of two parts: (1) equity granted to The Bahamas National Investments Fund for the fair market value of the 4 acres of Crown land contributed to the Royal Beach Club (in addition to other necessary concessions) and (2) equity raised through a Bahamian investment fund available to Bahamian investors.

Bahamian businesses and entrepreneurs will also have the opportunity to manage the vast majority of the experience with a focus on sourcing goods and services directly from New Providence. Overall, the new venture will generate hundreds of jobs from its construction through long-term operation.

In addition to keeping Beach Club profits in The Bahamas through this first-of-its-kind equity program - in tourism, the Beach Club will participate in a new tourism levy that will direct 1% of gross profits to a fund to improve attractions and experiences in The Bahamas.

Lastly, we have made six key environmental commitments that exceed nearly all similar land-based development projects, including: zero waste-to-landfill, 100% renewable energy production by 2030, best-in-class wastewater treatment, no dredging, protecting and enhancing

the surrounding habitats, and local environmental monitoring during construction and operation.

We are hopeful that this type of public-private partnership, new tourism levy, and strong environmental commitment will be a model followed for all future land development on Paradise Island and throughout The Bahamas.

***Q48. Comparison to another recent EIA for this areas (link) shows that the RCCL EIA is short on discussion of mitigation measures to ensure impacts are minimized.***

***Rashema Ingraham (via e-mail)***

A48. Potential impacts to the terrestrial environment include habitat and protected species loss from land clearing, which will be mitigated by concentrating development in human altered areas, planting of native botanical species in landscaping, and removal of invasive plant species.

Potential impacts to the avian population are associated with habitat loss from land clearing; however, these impacts are anticipated to be minimal due to land clearing being concentrated in human altered areas and will be further mitigated with native landscaping using species that provide food for birds.

Potential impacts to the marine environment include habitat and species loss from dock construction and operation. Additionally, there is no dredging planned. To mitigate impacts associated with the marine environment, coral relocation from the primary area of impact will be conducted if necessary. All mitigation activities will follow protocols set in the Environmental Management Plan. Additionally, we will partner with local agencies to conduct coral research to identify solutions to address current threats to coral populations, such as the stony coral tissue loss disease.

As necessary, all mitigation requirements will follow protocols set forth in the Environmental Management Plan (EMP).

***Q49. The EIA references a botanical survey (section 6.9) based on field studies from October 7, 2019. The survey excluded undisturbed interior upland areas known to have the greatest diversity of plants – these areas should be surveyed. In addition, the EIA recorded 5 invasive species during the investigation while only covered certain areas. We would expect there to be more invasives in the areas disturbed by humans.***

***Rashema Ingraham (via e-mail)***

A49. During the botanical survey as part of the Environmental Impact Assessment (EIA), approximately 88 plant species were recorded which included native species, ornamental species and invasive species.

Invasive species such as Australian pine and Hawaiian sea grape were present in large stands at various locations while other invasive species were present as solitary species in the landscaping

surrounding existing structures in the human altered zones. At the time of the survey, there were no species classified as protected.

The survey was conducted, and a report submitted and reviewed prior to implementation of The Forestry Act Declaration of Protected Trees Order 2021 which expanded the list of protected species. Seven species that are now protected were among species recorded on the site. All of the protected species are listed in section two of the act - Cultural or Historical and Economic. There were no endangered or endemic species recorded. Additional surveys were conducted to map the location and record the abundance of the newly protected species.

***Q50. Are there any schematic designs of the overwater vistas with the proposed locations? The information would be helpful to fully understand potential impacts.***

***Rashema Ingraham (via e-mail)***

A50. There are no proposed overwater vistas (or cabanas).

***Q51. Section 8.5 covers biological impacts but does not address marine impacts from dredging and pile driving for new docks. If pilings are used during the construction phase, there can also be acoustical impacts that affect the behaviour of marine organisms. The EIA doesn't include an assessment of potential acoustic impacts during construction or during operation.***

***Rashema Ingraham (via e-mail)***

A51. We will require docks / piers to support operations for water taxis and back-of-house. All mitigation activities will follow protocols set in the Environmental Management Plan.

We have committed to no dredging and intend to strategically place docks in locations that meet the natural contours of the seabed which will provide safe access for water taxis and other vessels and/or leverage as much of the existing pier infrastructure as possible.

Acoustic impacts will be minimal over a short period compared to external impacts from long-term construction in the surrounding areas of Nassau Harbour. This area is normally a high-impact site with continuous marine traffic activity.

***Q52. What is the status of the Environmental Clearance Certification.***

***Rashema Ingraham (via e-mail)***

A52. We do not have an Environmental Clearance Certification and are following the steps identified by the Department of Environmental Planning & Protection (DEPP).

***Questions from:***

***Michelle Liu-Williamson***

***Q53. Was a benthic survey conducted on the north side of the island or just the south/harborside?***

***Michelle Liu-Williamson (Zoom)***

A53. Benthic surveys were conducted in October of 2019 for the areas outlined with the Environmental Impact Assessment (EIA). No Benthic survey was required for the northern coastline for this EIA; however, further coral assessments were completed in 2021 to review the health and location of the potential areas of impact, and additional surveys were completed in April 2023. Although there is no overwater development planned on the north coastline, the additional coral studies include areas to the north.

**Questions from:**

**Ann Albury**

**Q54. What? May 2021?**

**Ann Albury (Zoom)**

A54. We presume this question relates to our opening target. We hope to open the Royal Beach Club at Paradise Island in spring 2025; however, that timeline is contingent on continued governmental approvals, including (but not limited to) Certificate of Environmental Compliance (CEC).

**Q55. Ethical[ly] any foreign investors should come with a policy not impose on local ownership! This is ethical for me.**

**Ann Albury (Zoom)**

A55. While the exact question is unclear, we'd like to take this opportunity to share how we crafted this unique, first-of-its-kind, public-private partnership designed to keep profits in The Bahamas.

Crafted in close collaboration with the Bahamian government, the new project will feature a public-private partnership in which Bahamians will be invited to own up to 49% equity in the Beach Club.

Bahamian equity will consist of two parts: (1) equity granted to The Bahamas National Investments Fund for the fair market value of the 4 acres of Crown land contributed to the Royal Beach Club (in addition to other necessary concessions) and (2) equity raised through a Bahamian investment fund available to Bahamian investors.

Bahamian businesses and entrepreneurs will also have the opportunity to manage the vast majority of the experience - everything from food, beverage, entertainment, retail, environmental monitoring, security, laundry, landscaping, security, non-motorized water sports, maintenance, and more. Overall, the new venture will generate hundreds of jobs from its construction through long-term operation.

In addition to keeping Beach Club profits in The Bahamas through this first-of-its-kind equity program in tourism, the Beach Club will participate in a new tourism levy that will direct 1% of gross profits to a fund to improve attractions and experiences in The Bahamas.

We are hopeful that this type of public-private partnership will be a model followed for all future land development on Paradise Island and throughout The Bahamas.

**Questions from:**

**Azaleta Ishmael-Newry**

***Q56. How are the current buildings that are on P.I. being removed? Will they be imploded? Where is the debris going to be taken after?***

***Azaleta Ishmael-Newry (Zoom)***

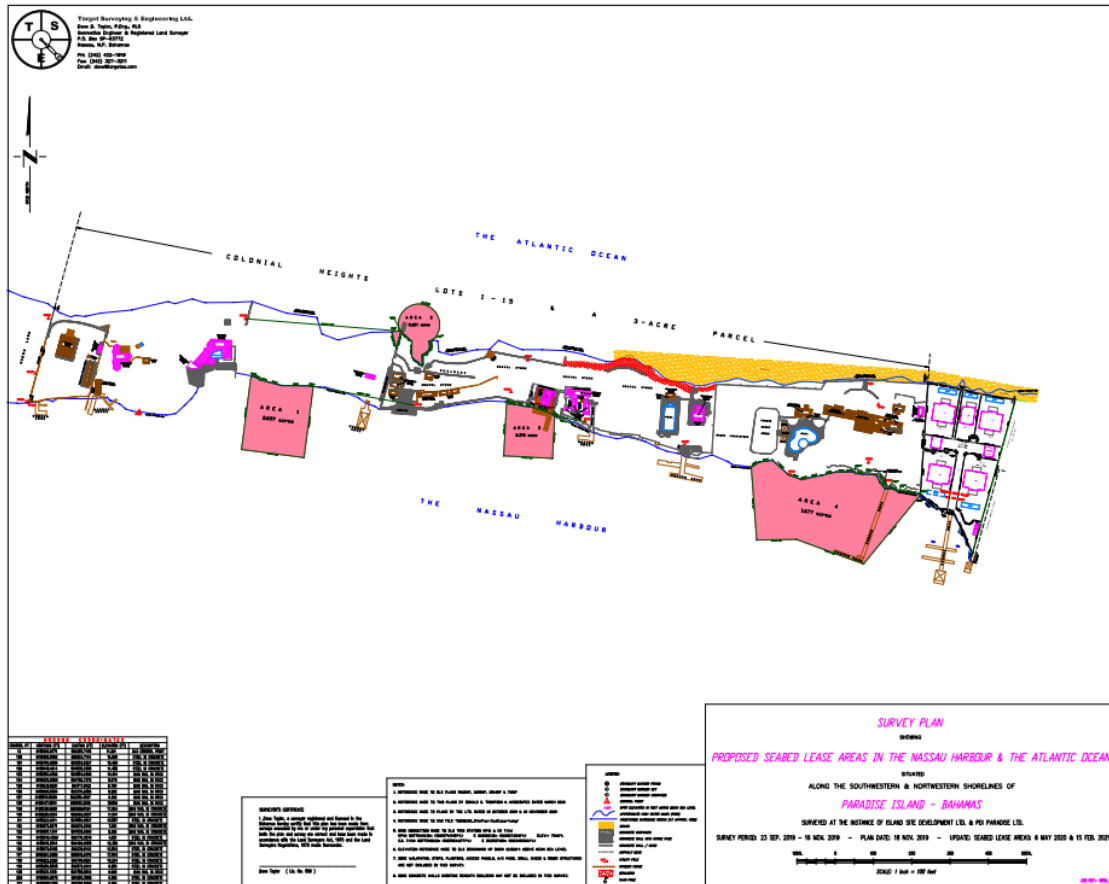
A56. We will submit a demolition plan to the relevant regulatory agencies and as part of our Environmental Management Plan (EMP). Debris removal will be managed in accordance with environmental regulations and the EMP for the project.

An independent environmental monitor will oversee all construction and operation.

***Q57. Where are the seabeds that RCL has leased? What is the acreage and at what cost and for how many years do you have the lease?***

***Azaleta Ishmael-Newry (via e-mail)***

A57. In May 2021, we executed lease agreements with the Government of The Bahamas for three (3) acres of seabed for the project. The three (3) acres of seabed include three (3) areas of seabed in Nassau Harbour to the south and one (1) area of seabed in the Atlantic Ocean to the north. The initial term of the lease agreements are for twenty-five (25) years, an option for a twenty-five (25) year extension, and the option for no less than four (4) additional extensions.



**Q58. Does it prevent Bahamians from coming onto the shoreline to the highwater mark?**  
**Azaleta Ishmael-Newry (via e-mail)**

A58. None of our leases prevent Bahamians from coming to the highwater mark.

**Q59. Can boats anchor in the water where you have leased the seabed?**  
**Azaleta Ishmael-Newry (via e-mail)**

A59. We will respectfully manage all legal access and employ the necessary security needed to operate the Royal Beach Club. Anchoring in the Seabed Lease area would require permission from Royal Caribbean Group as the lessee.

**Q60. Who is responsible for any liability involving the seabeds?**  
**Azaleta Ishmael-Newry (via e-mail)**

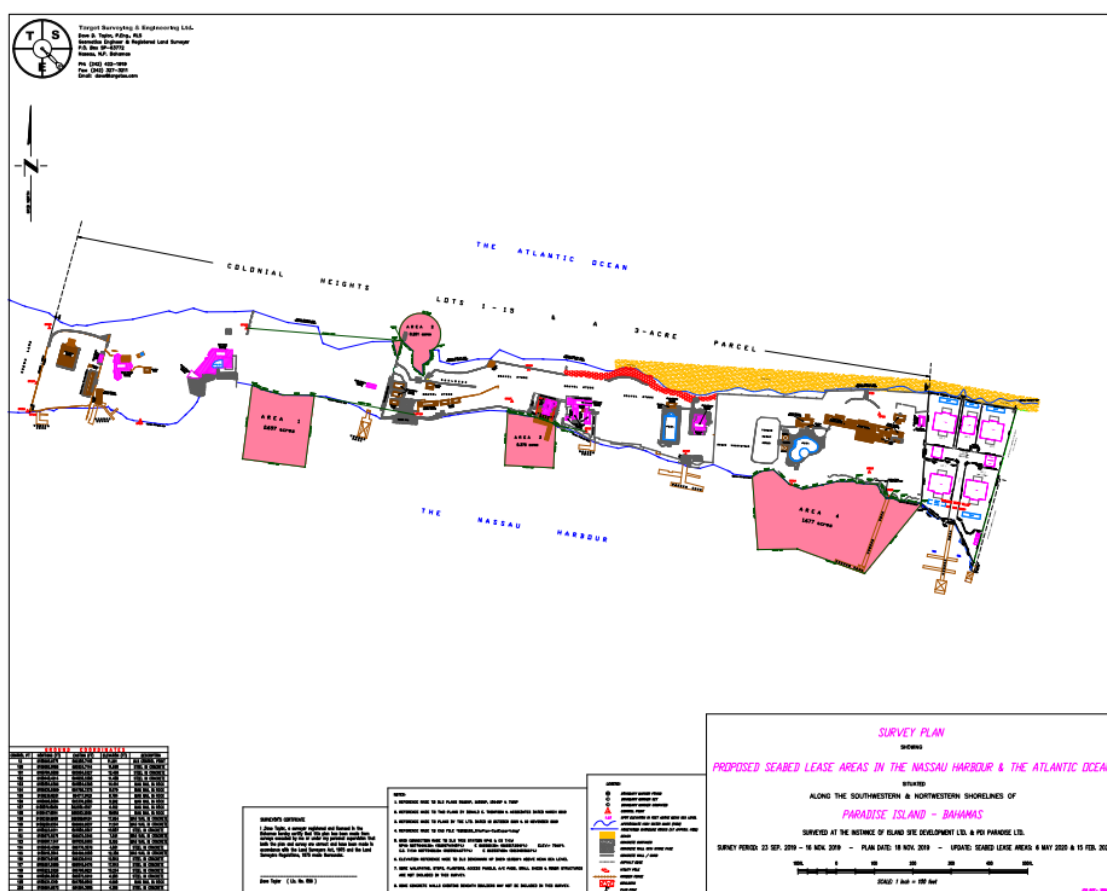
A60. We will take all necessary precautions to protect the seabed for the duration of the seabed lease. Should damage be done to the seabed, then the responsible party should incur any liability resulting from such damage.

**Questions from:**  
**Vaughn Roberts**

**Q61. Is the seabed lease on the north side or south side [of Paradise Island]?**

**Vaughn Roberts (Zoom)**

A61. In May 2021, we executed lease agreements with the Government of The Bahamas for three (3) acres of seabed for the project. The three (3) acres of seabed include three (3) areas of seabed in Nassau Harbour to the south and one (1) area of seabed in the Atlantic Ocean to the north.



**Q62. Please clarify the scope of the project. The project description in the EIA is incomplete and confusing. For example, portions of the EIA refer to cabanas built over the water, though they do not appear on the conceptual/schematic sketches.**

**Vaughn Roberts, Atlantis (Via e-mail)**

A62. Targeted to open in spring 2025, the 17-acre Beach Club is made up of 13 acres of land privately owned by the Royal Caribbean Group and four (4) acres of Crown land. The new destination experience coming to the western end of Paradise Island in Nassau, The Bahamas, will combine the island's striking beaches with the cruise line's signature experiences to create the ultimate beach day. The Beach Club will include (but not limited to): beach chairs and

loungers with umbrellas, beach & pool cabanas (with no overwater cabanas), pools (3-4 smaller pools designed to minimize energy consumption), food & beverage venues featuring Bahamian fare, family activities (beach games, sand volleyball, etc.), live music (Bahamian musicians), non-motorized water sports, and Bahamian retail vendors.

Additionally, water experiences and tours are being considered through our Bahamian tour partner; however, as a result of concerns raised by Atlantis we will not include the use or operation of jet skis for recreational purposes. Lastly, while included in a previous site plan from 2019, the Beach Club will not include overwater cabanas.

***Q63. Has the Department of Environmental Planning and Protection been issued a full set of construction plans for its review? The plans attached to the EIA are very limited and do not show the full scope of the project (see also question 1 above). Of particular interest here are the overwater vistas, cabanas, docks and other structures. Please provide sufficient information to show the proposed locations and distance over water.***

***Vaughn Roberts, Atlantis (via e-mail)***

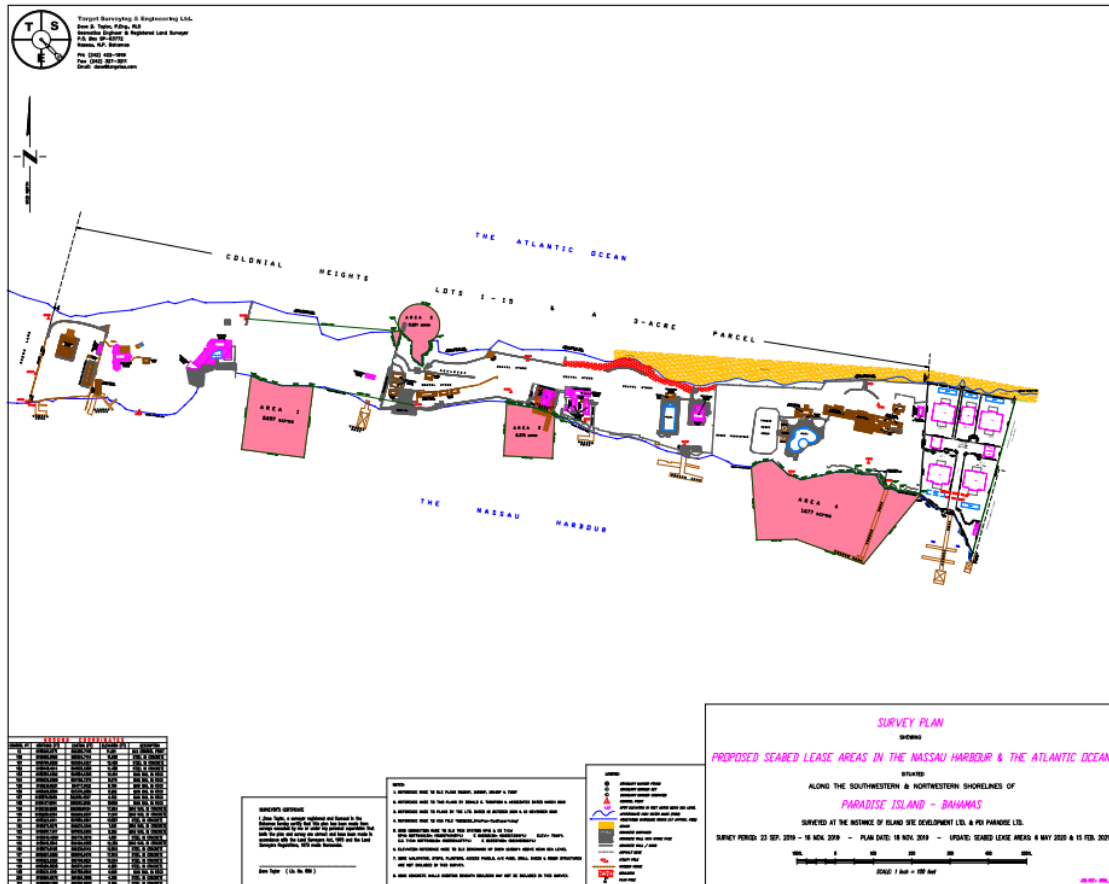
A63. No. We submitted a set of documents for review by the Department of Environmental Planning and Protection (DEPP) related to the Environmental Impact Assessment (EIA); however, we do not have final construction documents and/or drawings at this stage in the process nor is it required prior to the public consultation.

Lastly, while included in a previous site plan from 2019, the Beach Club will not include overwater cabanas.

***Q64. Please identify the areas covered in the seabed leases from the Bahamas Government. What are the proposed uses for the leased areas?***

***Vaughn Roberts, Atlantis (via e-mail)***

A64. In May 2021, we executed lease agreements with the Government of The Bahamas for three (3) acres of seabed for the project. The three (3) acres of seabed include three (3) areas of seabed in Nassau Harbour to the south and one (1) area of seabed in the Atlantic Ocean to the north.



**Q65. Please provide descriptions and plans for the proposed desalination (SWRO) and wastewater treatment (WWTP) plants.**

**Vaughn Roberts, Atlantis (via e-mail)**

A65. While detailed construction documents have not been completed and are not required at this point in the process, below is the description of the wastewater treatment plant (WWTP) and desalination/reverse osmosis (RO) plant.

### Wastewater –

In 2019, during initial planning, Royal Caribbean explored linking to the existing sewage line on Paradise Island, but the recommendation from multiple consultants – and consistent with best practices in The Bahamas – is to process all (100%) wastewater through an onsite WWTP.

The proposed WWTP will consist of (a) transfer station, (b) above grade Membrane Bioreactor treatment system, (c) disinfection of effluent, (d) an effluent storage tank, and (e) polishing equipment to treat the effluent further for irrigation purposes. The WWTP will be designed to accommodate inflow and collection, and provide treatment at levels in excess of the design load condition.

Wastewater will receive primary, secondary, and tertiary treatment and treated water will be used for irrigation and other beneficial reuse best practices will be employed. The wastewater collection system will be a gravity system with intermittent reaches of force mains requiring a lift station. Low flow fixtures will be utilized throughout the site to help reduce wastewater. A deep injection well will also be built, consistent with existing Bahamian practices and following all of the requirements of the Water & Sewer Corporation of The Bahamas, to dispose of excess treated water should that be absolutely necessary.

In addition to staff dedicated to the WWTP, a monitoring system will be in place to automatically shut down the plant if the system becomes inoperable and excess effluent will be discharged to the hold system for future processing. A containment system will be incorporated into the design of the WWTP to further minimize the potential for overflow. Lastly, the Beach Club operation will be suspended if the WWTP is inoperable.

Water & Sewer Corporation of The Bahamas and ANSI standards will be followed in design, construction, operation, maintenance, and monitoring of the WWPT.

This new WWTP will meet or exceed the wastewater standards RCG has already established at CocoCay with its new WWTP. This new facility, approved by The Government of The Bahamas, is capable of supporting the wastewater needs of more than 15,000 people per day and opened in May of 2022.

At the Beach Club, we anticipate, based on our experience at CocoCay, that of the 100% of wastewater, greater than 95% of the WWTP process will result in treated wastewater that will be available for beneficial reuse for irrigation, washing of hard surfaces, vehicles, and other suitable practices. The less than 5% remaining by-product from the WWTP process will be further refined into organic material, through a new partnership in The Bahamas, for fertilizer or composted for future vegetation and landscaping.

#### Water –

Due to the limited access to fresh water and to lessen the impact on local resources, water will be produced through an onsite RO plant. Two reverse osmosis skids, each with a generating capacity of 150,000 gallons per day, are planned to facilitate site operations. Two storage tanks, each with a usable storage volume of 158,000 gallons will support drinking water and fire protection functions. Every effort will be made to reduce programmatic water loads, including: design choices during construction, use of low flow fixtures, times for showers, and more. An onsite deep supply well will be constructed to facilitate raw water intake.

In addition, we are studying the use of rainwater harvesting through cisterns and the use of treated wastewater for beneficial use. Brine from the RO plant will be discharged through a deep well injection system under the guidance and requirements of the Water & Sewer Corporation of the Bahamas.

***Q66. The EIA includes a note that wastewater will be recycled, however, please clarify if the recycling eliminates all discharge impacts.***

***Vaughn Roberts, Atlantis (via e-mail)***

A66. Please see A65 above.

***Q67. Please describe the SWRO waste (brine and membrane cleaning chemicals) and treated wastewater effluent. What is the proposed means to discharge of the waste and effluent?***

***Vaughn Roberts, Atlantis (via e-mail)***

A67. Please see A65 above.

***Q68. What will be the air, noise, and discharge impacts from the SWRO and WWTP plants and how will these be managed?***

***Vaughn Roberts, Atlantis (via e-mail)***

A68. Please see A65 above for “discharge impacts” from the WWTP and RO plants. In addition, we have conducted a detailed noise study to understand the impact both front-of-house and back-of-house operations will have on the adjacent properties based on our experience operating much larger facilities elsewhere in The Bahamas. The final study will be posted on our website.

***Q69. Is an oceanside intake proposed for the SWRO plant? What are the construction and operation related impacts of the oceanside intake?***

***Vaughn Roberts, Atlantis (via e-mail)***

A69. No. The RO plan will be designed to extract water from a ground well located within the project limits. In addition, we are studying the use of rainwater harvesting through cisterns. See A65 for additional information.

***Q70. It would be helpful to know where the intake and discharge will be located, the flow rates, the effluent constituents, as well as the design of the intake and discharge structures. Has the project proponent performed any numeric modeling (sp) to understand the discharge plume dynamics and dilution?***

***Vaughn Roberts, Atlantis (via e-mail)***

A70. Both intake and discharge will occur within the limits of the site either through beneficial reuse or through wells of varying depths. Numeric modelling will be conducted to determine flow rates and other related design criteria.

***Q71. Are there other options to locate the SWRO and WWTP plants elsewhere on the site to mitigate potential impacts affecting private property owners to the east of the project site?***

***Vaughn Roberts, Atlantis (via e-mail)***

A71. Multiple locations have been studied; however, the linear nature of the site is the key factor which influenced the current location of the back-of-house facilities.

We intend to utilize dense, native vegetation to create natural barriers at the site boundaries which will act as a natural buffer both audibly and visually while also incorporating sound mitigation techniques into building design through use of enclosures, dampening equipment, and positioning at the site.

***Q72. Please consider and provide project alternatives as required by the Environmental Impact Assessment Regulations (including the "no action" alternative). Is it not possible to present alternatives that create less impact by simply reducing the footprint of the project or by doing less development of the parcel of land?***

***Vaughn Roberts, Atlantis (via e-mail)***

A72. With development, there is always an alternative of 'no action' which leaves the proposed site untouched. Given the significant amount of previously impacted acreage, the state of disrepair of nearly all of the buildings on the site and their potential risk to adjacent properties as a result of high winds due to tropical events, the eroding state of the existing infrastructure on the island, and the hazard created by the current property (rebar on the beach, holes on the property, etc.) to individuals trespassing the property from adjacent properties/business, if the site is not transformed it will continue to fall into disrepair. In addition, repairing most of the existing infrastructure is no longer possible.

Clearing and demolition of the current site for the construction of the new Beach Club will help mitigate these concerns, not to mention the economic benefit created based on the unique structure of the Royal Beach Club.

Lastly, as part of the amended proposal approved-in-principle by the Government, we have reduced the footprint of the Beach Club from 20 acres to 17 acres - reducing the Crown land from 7 acres to 4 acres.

***Q73. Can you please provide a chronology of the consultations with the Department of Environmental Planning and Protection and the public regarding the project?***

***Vaughn Roberts, Atlantis (via e-mail)***

A73. We began working on the Environmental Impact Assessment (EIA) in early 2019 and submitted the document to the Department of Environmental Planning and Protection (DEPP) the same year. DEPP accepted the EIA document in December 2020 and completed their formal review in July 2021. Following the completed review, the public consultation was held on September 8, 2021. In December 2021, we were asked to delay our public responses and pause work until the current government could review and reapprove our project. In February 2023, the NEC issued approval-in-principle for the new Royal Beach Club at Paradise Island, subject to all relevant regulatory and governmental approvals.

***Q74. Can you provide a baseline description of the affected environment to include a description of the environmental setting and the resources that are likely to be impacted by the proposed project? Since the project description appears to be incomplete in the EIA, it is***

***difficult to know if all environmental resources potentially affected by the proposed project were considered.***

***Vaughn Roberts, Atlantis (via e-mail)***

A74. The baseline descriptions of benthic and terrestrial habitat, including the avian assessments are covered within the Environmental Impact Assessment (EIA). In addition, the vast majority of the site is either in significant disrepair from previous human activity and/or contains significant density of invasive or non-native species of plants. The construction of buildings will be limited to property in significant disrepair and/or contains invasive or non-native species of plants.

***Q75. The EIA indicated that an avian survey occurred in four (4) hours on October 7, 2019, followed by some additional observations on August 25, 2020. Since birds are quite mobile and migratory in some cases, is this sampling sufficient to survey the full diversity at the site and to conclude on all impacts from the project?***

***Vaughn Roberts, Atlantis (via e-mail)***

A75. The Department of Environmental Planning and Protection (DEPP) requires avian assessments to encompass both resident and migratory species. Previous avian surveys were conducted by the team on 25 August and 7 October 2019 as a part of the biological baseline assessment for the Royal Beach Club Environmental Impact Assessment. Avian surveys were undertaken to identify the presence, abundance, and habitat utilization of avifauna on the site between 7:30 AM and 11:30 AM. Further avian surveys were conducted on 06 and 27 April 2023.

Potential impacts to the avian population are associated with habitat loss from land clearing; however, these impacts are anticipated to be minimal due to land clearing being concentrated in human altered areas and will be further mitigated with native landscaping using species that provide food for birds. All mitigation activities will follow protocols set in the Environmental Management Plan (EMP).

***Q76. The EIA indicated that a benthic survey was performed on October 18, 2019 at two locations on the south side. As with birds, most marine organisms are mobile and seasonal - just because you don't see them during a single survey doesn't mean those organisms don't occur there (they could be using that area as spawning habitat or a feeding area). A single day of sampling is insufficient. Please consider sampling over a full 12-month period or, at a minimum, sample during the documented periods of peak abundance for the organisms of greatest concern.***

***Vaughn Roberts, Atlantis (via e-mail)***

A76. In 2019, benthic surveys were conducted with over two hours of observation using three divers for a combined total of over six (6) hours of observations for each site. The purpose of the benthic survey was to record a representation of the species that utilize the site and

describe the utilization of the site by species. While it is highly likely that some mobile species that utilize that area were not recorded during the survey it is also highly likely that their presence in the area is occasional and these species do not depend on the site for survival.

The area is along a high traffic boating corridor which is likely a contributing factor to the low numbers of species and individual recorded swimming in the open. Several species identified were observed by searching in cracks among the debris and the seagrass beds.

Further coral assessments, in addition to the benthic habitat assessment included in the EIA were completed in 2021 to review the health and location of the potential areas of impact, and additional surveys were completed in April 2023. As a result of the findings from the additional coral surveys, the overwater vistas and tidal pool previously submitted have been removed from the masterplan and dock placement has been adjusted.

***Q77. The survey method (roving diver) used in performing the benthic survey does not provide data on early life stages of marine life that may not be visible to the naked eye. For example, there could be some important fish nursery areas (especially among the seagrasses) that could be easily missed by a diver. Please consider additional sampling using plankton nets to determine existence of any additional marine life.***

***Vaughn Roberts, Atlantis (via e-mail)***

A77. In 2019, benthic surveys were conducted with over two hours of observation using three divers for a combined total of over six (6) hours of observations for each site. The purpose of the benthic survey was to record a representation of the species that utilize the site and describe the utilization of the site by species. While it is highly likely that some mobile species that utilize that area were not recorded during the survey it is also highly likely that their presence in the area is occasional and these species do not depend on the site for survival.

The survey was conducted during the Nassau Grouper spawning season and it is unlikely that surveyors would not record this species if the area was an aggregation site. The absence of Nassau Grouper at a site during spawning season does not suggest that the species will not utilize the site after spawning, however, the site does not provide the habitat preferred by this species and it is highly likely that the presence of this species at the site outside of the spawning season would be occasional in transit to more favorable habitat.

While the site does provide habitat that would be utilized by lobster it is unlikely that this species was missed during the survey as this was a target species for the survey due to the noted possible habitat. Divers were specifically tasked with examining under rocks and inside cracks for this species.

The area is along a high traffic boating corridor which is likely a contributing factor to the low numbers of species and individual recorded swimming in the open. Several species identified were observed by searching in cracks among the debris and the seagrass beds.

A site-specific Environmental Management Plan is being finalized to reduce adverse environmental impacts, including those to the marine ecosystem and will ensure that project implementation and operation be carried out in accordance with the design and comply with all local regulations. This includes appropriate mitigation and monitoring through all the project phases.

***Q78. Were the proposed locations for the SWRO and WWTP outfalls within the areas covered by the benthic survey? If not, can you expand the survey to include the proposed outfall locations? Also, please describe how the effluent plumes may behave in the receiving water as part of the impact assessment.***

***Vaughn Roberts, Atlantis (via e-mail)***

A78. Discharge for both the RO facility and the WWTP will occur within the limits of the site either through beneficial reuse or through wells of varying depths and will not impact the benthic environment. There are no anticipated impacts to the surrounding water from these two plants.

***Q79. Does the benthic survey include the areas where any proposed overwater cabanas will be located? It would be helpful to see an overlay of the areas surveyed with the project map showing any overwater structures and outfalls.***

***Vaughn Roberts, Atlantis (via e-mail)***

A79. There are no proposed overwater cabanas.



***Q80. Did the project proponent consider cultural resources, archaeological resources and paleontological resources as part of EIA? What field work was performed to assess the presence of resources mentioned above?***

***Vaughn Roberts, Atlantis (via e-mail)***

A80. We were advised by The Director of The National Museum of The Bahamas, Antiquities, Monuments and Museum Corporation (AMMC) in May 2021 that there are no existing culturally historic structures located within the acreage of the Royal Beach Club at Paradise Island project.

***Q81. How will they manage/mitigate potential impacts to water quality degradation during construction? Use of turbidity curtains during all in-water work?***

***Vaughn Roberts, Atlantis (via e-mail)***

A81. Royal Caribbean Group and its contractors will implement sound construction practices for all work on the site, including in-water areas. Turbidity booms and other best management practices (BMPs) will be used to mitigate any marine environment water quality impacts.

A Stormwater Management Plan will be prepared. BMPs will also be employed for upland erosion control during construction. Mitigation techniques and best management practices to mitigate and alleviate adverse impacts will be further addressed in our Environmental Management Plan (EMP).

***Q82. Please expand on the analysis of the operation-related impacts of the project. Of particular interest are the operational impacts associated with the SWRO and WWTP plants.***

***Vaughn Roberts, Atlantis (via e-mail)***

A82. Please see A65 above.

***Q83. Please provide an assessment of the SWRO and WWTP effluent effect on water quality.***

***Vaughn Roberts, Atlantis (via e-mail)***

A83. The potable water serving the development will be supplied from a desalination / reverse osmosis plant (see additional details in A65 above) that will meet all potable water drinking standards and shall comply with NSF 61 & 372 and per the disinfection procedure of AWWA C651 or C652.

The WWTP treated effluent will only be used for irrigation and greywater beneficial reuse purposes (see additional details in A65 above).

***Q84. Is there an assessment of noise (from music, people, jet skis and other amenities) during operations of the project?***

***Vaughn Roberts, Atlantis (via e-mail)***

A84. In Sections 6.7 and 8.4.3 of the Environmental Impact Assessment (EIA), we assessed both air and noise impacts and concluded that there would not be significant impacts.

Operational noise (e.g., Bahamian music, back-of-house facilities, etc.) has been preliminarily assessed based on our significant experience on our similar operating environment on CocoCay and we are conducting a formalized noise study that will be posted on our website.

***Q85. Are there any impacts on the coral reef at the north seabed? Is there a plan to protect this reef?***

***Vaughn Roberts, Atlantis (via e-mail)***

A85. There are no impacts on the coral reef at the northern seabed.

***Q86. Has there been an assessment of emergency evacuation and potential environmental impacts with such a plan? Is there an emergency evacuation plan?***

***Vaughn Roberts, Atlantis (via e-mail)***

A86. Emergency evacuation plans have not been finalized and are not required by the Government at this point in the project's approval process. Emergency contingency plans will be outlined in the Environmental Management Plan (EMP).

In addition, detailed emergency management plans, including site evacuation, medical and other emergency management plans, will be iteratively developed as part of the design and operational development.

***Q87. How will solid waste be handled and processed?***

***Vaughn Roberts, Atlantis (via e-mail)***

A87. Solid waste and recyclables will be collected, sorted and processed (recycling, composting, through a biodigester, etc.) with a commitment that zero waste reaches the landfill. Some processing may occur onsite (e.g., biodigester), while much of the processing will occur offsite. Partners helping process waste will be required to certify that the solid waste from the Beach Club does not reach the landfill.

The Beach Club's waste reduction program will eliminate single-use plastics, incorporate compostable food wares (e.g., utensils, plates, bowls) for food and beverage venues. The Beach Club will partner with the New Providence Ecological Park on its recycling program. Cooking oil will be processed into biodiesel to support energy production through a local partner and multiple biodigesters will be used throughout the site to reduce the amount of waste created by food and other organic material.

Additionally, other waste reduction systems are under consideration as well as local partnerships with companies that help create sustainable waste solutions. Solid waste will be transported from the Beach Club through specialized water transportation to various partners for processing.

Throughout the design, construction, and operation of the Beach Club, we intend on benchmarking against other waste management best practices on Paradise Island and

throughout The Bahamas. We are committed to adjusting our waste management practices to ensure zero solid waste reaches the landfill.

***Q88. RCCL has had a history of discharging oil, toxic waste and falsifying records. What protections or commitments can be put in place in respect of this project?***

***Vaughn Roberts, Atlantis (via e-mail)***

A88. No one's history is perfect, but over 30 years ago we took a stance and began our Save the Waves program (<https://www.royalcaribbeangroup.com/sustainability/>). Since then, Royal Caribbean has a formidable environmental record for consistently going above and beyond the environmental regulations put in place by various authorities around the world.

Royal Caribbean Group has been recognized for the last eight years as one of The 2023 World's Most Ethical Companies® (<https://worldsmoethicalcompanies.com/>) and the only honoree in the leisure and recreation industry.

As part of our development, we are committed to certifying the Royal Beach Club under the Global Sustainable Tourism Council (GSTC) destination criteria.

Lastly, an independent environmental monitor will oversee all construction and operational practices and generate a publicly available environmental report card.

***Q89. Is there an Environmental Management Plan?***

***Vaughn Roberts, Atlantis (via e-mail)***

A89. Yes. Following the completion of the public consultation process, including a supplemental public meeting to be held in the coming weeks, and final review of the environmental documents, an Environmental Management Plan (EMP) Terms of Reference (TOR) will be submitted to the Department of Environmental Planning and Protection (DEPP) for review.

While we need to complete the public consultation process, we are currently finalizing our draft EMP, which will reflect the six key environmental commitments we have made that exceed nearly all similar land-based development projects, including: zero waste-to-landfill, 100% renewable energy production by 2030, best-in-class wastewater treatment, no dredging, protecting and enhancing the surrounding habitats, and local environmental monitoring during construction and operation.

Once accepted by DEPP, Royal Caribbean will finalize the Environmental Management Plan (EMP) that can then be further reviewed by the public via the project website. We expect to be able to share our EMP in the next few months.

***Questions from:***

***Toby Smith***

***Q90. What date did RCL apply for a Crown Land Lease of Crown Land on Paradise Island?***

***Toby Smith (via e-mail)***

A90. Royal Caribbean Group submitted a written proposal for the Royal Beach Club project to the Bahamas Investment Authority (BIA) in October 2017 requesting Crown Land and Seabed Leases for the project. On May 25, 2021 Royal Caribbean Group executed lease agreements with the Government of The Bahamas for seven (7) acres of Crown land and three (3) acres of seabed for the Royal Beach Club at Paradise Island. Those leases were countersigned and officially registered with the Government.

Under the proposed project, approved-in-principle by the National Economic Council (NEC) in March 2023, we have agreed to amend our existing lease, reducing the Crown land lease to four (4) acres.

***Q91. What is the full scope of what RCL is applying to Town Planning and Physical Planning? On the previous call the callers have had to press for details.***

***Toby Smith (via e-mail)***

A91. Targeted to open in spring 2025, the 17-acre Beach Club is made up of 13 acres of land privately owned by RCG and four (4) acres of Crown land. The new destination experience coming to the western end of Paradise Island in Nassau, The Bahamas, will combine the island's striking beaches with the cruise line's signature experiences to create the ultimate beach day. The Beach Club will include (but not limited to): beach chairs and loungers with umbrellas, beach & pool cabanas (with no overwater cabanas), pools (3-4 smaller pools designed to minimize energy consumption), food & beverage venues featuring Bahamian fare, family activities (beach games, sand volleyball, etc.), live music (Bahamian musicians), non-motorized water sports, and Bahamian retail vendors.

***Q92. Prior to allegedly receiving a Crown Land Lease, why is RCL, complicit with Target Surveying & Engineering destroying the native coppice and bird nests on the western portion of Paradise Island for the sake of a topographical site survey? By RCL's own admission: before they possessed an alleged lease.***

***Toby Smith (via e-mail)***

A92. We have completed standard due diligence (physical planning, environmental, etc.) on both the private property and Crown land for the future Royal Beach Club at Paradise Island. We are not aware, nor has any evidence been produced or documented, of any damage to native coppice or bird nests in relation to topographical site surveys.

***Q93. How much has RCL generated in gross revenues while calling upon the Bahamas for the past "fifty years"?***

***Toby Smith (via e-mail)***

A93. While this question is not relevant to this environmental process, we'd happily share this resource: <https://www.rclinvestor.com/financial-info/key-statistics/>

***Q94. How much revenue has been generated by RCL in commissions from third party shore excursions and tour performed in The Bahamas?***

***Toby Smith (via e-mail)***

A94. This question is not relevant to the environmental process of this project.

***Q95. What is the percentage range of commission taken from Bahamas based excursions performed by Bahamian third parties?***

***Toby Smith (via e-mail)***

A95. This question is not relevant to the environmental process of this project.

***Q96. How much air pollution has been generated by RCL by cruising in Bahamian waters?***  
***Toby Smith (via e-mail)***

A96. Since 2008, Royal Caribbean Group has implemented best management practices to monitor and report its global carbon emissions through an annual sustainability report. In addition, we also report emissions through the International Maritime Organization (IMO) Data Collection Systems and the EU MRV system.

Unfortunately, we do not capture data specific to time spent in Bahamian waters. For more information on our sustainability initiatives and reporting, please visit our website at <https://sustainability.rclcorporate.com/>.

***Q97. How many gallons of exhaust scrubber water has been pumped into Bahamian and surrounding international waters in the past five years?***

***Toby Smith (via e-mail)***

A97. Our ships are fitted with exhaust gas cleaning systems that are designed and operated above international, regional, and local regulations with the ability to operate in open and closed loop.

This best practice allows us to stipulate how our ships operate when close to land, sensitive areas, or enclosed bodies of water. When our ships are within 3 nautical miles from land, globally, we operate the cleaning systems in a closed loop, which does not discharge exhaust cleaning system wash water.

For more information on our sustainability initiatives and reporting, please visit our website at <https://sustainability.rclcorporate.com/>.

***Q98. How much fuel has been consumed by RCL vessels in the past ten years?***

***Toby Smith (via e-mail)***

A98. While this question is unrelated to the current environmental review of this project, we have implemented practices to monitor and report our fuel consumption globally through our

annual sustainability report and have done so since 2008. You can download these reports at: <https://www.royalcaribbeangroup.com/sustainability/>

***Q99. How much untreated sewerage has been pumped into Bahamian waters in the past ten years?***

***Toby Smith (via e-mail)***

A99. While this question is unrelated to the current environmental review of this project, no untreated sewage has been pumped into Bahamian waters by Royal Caribbean Group in the past ten years. All of our ships have onboard International Maritime Organization (IMO) approved sewage treatment systems. In addition, 92% of our vessels have advanced wastewater purification systems installed onboard which treat all grey and black water. Our policies do not allow for the discharge of untreated sewage when operating within any territorial waters of any country.

***Q100. How much grey water has been pumped into Bahamian waters in the past ten years?***

***Toby Smith (via e-mail)***

A100. While this question is unrelated to the current environmental review of this project, most Royal Caribbean Group vessels (92%) have advanced wastewater purification systems installed onboard which treat all grey and black water to a level three (3) times more stringent than U.S. federal standards.

While this treated effluent is allowed globally to be discharged anywhere our policy was to only discharge when a ship is operating outside of 3nm from land.

More recently, during the suspension of cruising operations, The Bahamas introduced new regulations that prohibit the discharge of this highly treated effluent within its territorial waters and we remain in full compliance with that regulation.

***Q101. How does RCL dispose of its garbage generated in Little Stirrup Cay (its identity has been removed by RCL to be promoted as "Coco Cay")?***

***Toby Smith (via e-mail)***

A101. While this question is unrelated to the current environmental review of this project, on CocoCay, solid waste material is collected and stored in a temporary storage facility located away from areas of onsite visitor activity in accordance with The Bahamas approved Waste Management Plan. Recyclables and other waste streams are sorted, compacted and processed through sustainable practices to mitigate or eliminate the waste, and then the remaining material, if any, is transported to a waste disposal facility or waste that can be incinerated is processed through an approved onsite incinerator. Additionally, on-site biodigesters are installed for sustainable handling of organic (aka wet) solid waste.

At the Royal Beach Club at Paradise Island, solid waste and recyclables will be collected, sorted and processed (recycling, composting, through a biodigester, etc.) with a commitment that zero

waste reaches the landfill. Some processing may occur onsite (e.g., biodigester), while much of the processing will occur offsite. Partners helping process waste will be required to certify that the solid waste from the Beach Club does not reach the landfill.

The Beach Club's waste reduction program will eliminate single-use plastics, incorporate compostable food wares (e.g., utensils, plates, bowls) for food and beverage venues. The Beach Club will partner with the New Providence Ecological Park on its recycling program. Cooking oil will be processed into biodiesel to support energy production through a local partner and multiple biodigesters will be used throughout the site to reduce the amount of waste created by food and other organic material.

Additionally, other waste reduction systems are under consideration as well as local partnerships with companies that help create sustainable waste solutions. Solid waste will be transported from the Beach Club through specialized water transportation to various partners for processing.

Throughout the design, construction, and operation of the Beach Club, we intend on benchmarking against other waste management best practices on Paradise Island and throughout The Bahamas. We are committed to adjusting our waste management practices to ensure zero solid waste reaches the landfill.

***Q102. How many tons of waste has been incinerated by RCL on Little Stirrup Cay? Where is the waste generated on Little Stirrup Cay disposed of?***

***Toby Smith (via e-mail)***

A102. Unfortunately, we do not capture this data point for CocoCay. Please refer to A81 for the response to your second question.

***Q103. How much gross revenue has been generated by Little Sturup Cay for RCL since inception, promoted as your "number one destination"?***

***Toby Smith (via e-mail)***

A103. This question is not relevant to the current environmental review of this project.

***Q104. What has RCL declared to shareholders as profit sharing/bonuses to Executive Management in the past five years?***

***Toby Smith (via e-mail)***

A104. This question is not relevant to the current environmental review of this project.

***Q105. Has RCL contributed to the political campaign of the Free National Movement, directly or indirectly?***

***Toby Smith (via e-mail)***

A105. While this question is unrelated to the current environmental review of this project, no, the Royal Caribbean Group has not contributed to the Free National Movement.

***Q106. You tout on your website bringing 30 million passengers to the Bahamas: what is the breakdown of those 30M between Freeport, Nassau and Little Stirrup Cay?***

***Toby Smith (via e-mail)***

A106. While this question is unrelated to the current environmental review of this project, over the past 50 years, Royal Caribbean has brought more than 35 million visitors to The Bahamas and today, it brings more than 3 million visitors per year to visit destinations across the islands. With the introduction of Royal Beach Club, we intend on growing the number of visitors we bring to Nassau alone from 1 million visitors per year in 2019 to 2.5 million guests in 2027.

***Q107. What is the average gross revenue per passenger for the cruise itself and through upselling of goods and services in the Bahamas?***

***Toby Smith (via e-mail)***

A107. This question is not relevant to the current environmental review of this project.

***Q108. While RCL claims to have started giving back to the Bahamas: what have they given back prior to 2012?***

***Toby Smith (via e-mail)***

A108. This question is not relevant to the current environmental review of this project.

***Q109. James Boink of RCL advised in the telephone conference call of 28th April, 2021 that the lease applied for with the government of The Bahamas is for a term of sixty years and then the land will return to the Bahamian people. Can you confirm this to still be the case.***

***Toby Smith (via e-mail)***

A109. In May 2021, Royal Caribbean Group executed lease agreements with the Government of The Bahamas (dually executed and registered) for three (3) acres of seabed and seven (7) acres of Crown land for the Royal Beach Club at Paradise Island. The initial term of the lease agreements are for twenty-five (25) years, an option for a twenty-five (25) year extension, and the option for no less than four (4) additional extensions.

Under the proposed project, approved-in-principle by the National Economic Council (NEC) in March 2023, we have agreed to amend our existing lease, reducing the Crown land lease to four (4) acres.

***Q110. In the telephone call of the 8th September, 2021 James Boink advised that you have a sworn affidavit on file provided by the proprietor Dave Taylor of Target Engineering swearing that he has not cut down the vegetation on Paradise Island for any purpose. For the sake of good order please provide this affidavit.***

***Toby Smith (via e-mail)***

A110. Should it be required by the Department of Environmental Planning & Protection (DEPP), Target Surveying and Engineering would be willing to provide a sworn statement.

***Q111. On the call 8th September, 2021 James Boink advised that emergency vehicles would transport medical emergencies via the road to their property to the hospital. Can you please provide the location of this alleged road***

***Toby Smith (via e-mail)***

A111. Medical emergencies will not be transported by land, as there is no road/land access to the Royal Beach Club at Paradise Island. All transportation, including emergency transportation, will occur via water access to the site.

***Q112. According to the initial invitation of the virtual town hall meeting and as per the RCL website original design, it asked for all questions to be sent to RCL. There was no mention of where the questions need to be sent according to Bahamian regulation which is to the DEPP. Is DEPP going to take action against RCL for misleading the public and filtering information?***  
***Toby Smith (via e-mail)***

A112. While this is process related and should be directed to the Department of Environmental Planning & Projection (DEPP), the advertisement / notice, as required as part of this process, that was provided to both The Guardian, The Tribune, and was also posted to the project website included the following language: "*All inquiries can be submitted to the Director of the Department of Environmental Planning and Protection at [Inquiries@depp.gov.bs](mailto:Inquiries@depp.gov.bs).*"

***Q113. RCL advises that the flow of passengers disembarking the RCL ships will direct pedestrian traffic to the western extremity of Woodes Rogers Wharf, however, RCL have labeled (sp) this street as "Bay St". How can RCL honestly and reliably claim that commerce will be improved for Bay Street when RCL have demonstrated they do not even know where Bay Street is?***

***Toby Smith (via e-mail)***

A113. This is a great question and misrepresentation of the flow of guests and the impact on business throughout Nassau and New Providence.

First, we are prohibited from owning and operating a water taxi business to move guests from the port to the Beach Club; however, we intend on partnering – through a contract – with a Bahamian business to develop custom vessels that would meet our rigorous safety and experience requirements.

Second, as we've started discussions with various Bahamian entrepreneurs on the creation of a water taxi business, we hope that in addition to servicing a contract with the Royal Beach Club at Paradise Island joint venture that this new water taxi business can service and expand access to other attractions throughout Nassau Harbour and New Providence.

Lastly, as part of our commitment to The Bahamas, we continue to grow tourism into Nassau far in excess of the maximum capacity of the Royal Beach Club. When we initially began exploring a

beach club concept, we brought approximately 1M visitors to Nassau per year and we expect to grow that number to more than 2.5M visitors per year by 2027.

***Q114. RCL wishes to convince the Bahamian public that they will improve commerce to Bay St, however, according to the Nassau Port those cruise passengers wishing to participate in shore excursions will disembark at the Port and not at the western end of Woodes Rogers Wharf as RCL claim. Why is RCL misleading the Bahamian public with claims that suit their narrative but not based on fact or truth?***

***Toby Smith (via e-mail)***

A114. See A113 above.

***Q115. According to the documents made available for public viewing at Town Planning prior to the 28th April, 2021 public consultation virtual meeting, despite numerous attempts and requests, Physical Planning refuse to provide any hard copies of any documents including site plans to the Bahamian public. Why is RCL, complicit with the Dept of Physical Planning being so elusive and evasive in refusing to provide documents for public consideration. I hereby request again hard copies of all documents provided for viewing purposes only prior to the Physical Planning call.***

***Toby Smith (via e-mail)***

A115. This question is unrelated to the current environmental review of this project.

***Q116. It has been more than one year since I have reported to DEPP the destruction of natural habitat on the western end of Paradise Island at the hands of Target Surveying and Engineering. Since reporting this, Target Engineering have returned to the western end of Paradise Island and trespassed on the land held by Paradise Island Lighthouse & Beach Club and others. Given that this has been more than a year, what are the findings that DEPP have found so far in their investigation or is the DEPP solely biased and working only for RCL in ushering through whatever RCL wants?***

***Toby Smith (via e-mail)***

A116. Your question is not directed at Royal Caribbean's public consultation written response, as such, please direct your question to DEPP at [inquiries@depp.gov.bs](mailto:inquiries@depp.gov.bs).

***Q117. Has RCL applied or obtained any official written permission from the Department of Lands & Surveys, as required by law, to survey any Crown Land on the western portion of Paradise Island, if so, when and kindly make public such permission.***

***Toby Smith (via e-mail)***

A117. As of May 2021, Royal Caribbean Group executed lease agreements with the Government of The Bahamas for three (3) acres of seabed and seven (7) acres of Crown Land for the Royal Beach Club at Paradise Island. Permits are not required to survey the leased land.

***Q118. Has RCL conducted any air quality analysis by any independent, recognized laboratories of control specimens and specimens taken from their vicinity of RCL's vessels' operations. Please provide copies of the reports.***

***Toby Smith (via e-mail)***

A118. Royal Caribbean Group follows all MARPOL requirements related to air emissions. Sulphur content is tracked either through Bunker Delivery Notes for ships using low-sulphur fuel or through continuous emissions monitoring for ships using exhaust gas cleaning systems to comply with global sulphur requirements. Additionally, all Group vessels meet the requirements of applicable NOx levels. Lastly, we report our verified carbon emissions annually in through the International Maritime Organization (IMO) Data Collection System and our sustainability report available at <https://sustainability.rclcorporate.com/>

***Q119. Can RCL provide any third party verified reports of discharges done in the Bahamas over the past fifty years including air pollution, water pollution, discharge of sewerage, discharge of garbage and scrubber water and its contents.***

***Toby Smith (via e-mail)***

A119. While this question is unrelated to the current environmental review of this project, Royal Caribbean Group follows all international, national and local discharge requirements. All discharges and adherence to regulations are reviewed annually by our vessels' registered flag state(s) and their recognized organization(s), as well as local ports state control authorities which are documented in a number of various MOUs (Paris, Tokyo, Abuja, Black Sea Mediterranean, Indian and Riyadh). For more specific information on our compliance with all regulations, please refer to each specific MOU database (as an example: <https://www.parismou.org/>).

***Q120. RCL admitted guilt in a settlements with the US government, including those within the summary: <https://www.justice.gov/archive/opa/pr/1999/July/316enr.htm>***

***Being as these criminal acts were all done (with exception to Alaska and Los Angeles) near to the Bahamas or as part of a cruise that would pass through or near to Bahamian waters, is RCL willing to provide details of what was discharged in or near Bahamian waters?***

***Toby Smith (via e-mail)***

A120. While this question isn't directly related to this environmental process, we address it below. No one's history is perfect, but over 30 years ago we took a stance and began our Save the Waves program (<https://www.royalcaribbeangroup.com/sustainability/>). Since then, Royal Caribbean has a formidable environmental record for consistently going above and beyond the environmental regulations put in place by various authorities around the world.

Royal Caribbean Group has been recognized for the last eight years as one of The 2023 World's Most Ethical Companies® (<https://worldsmoethicalcompanies.com/>) and the only honoree in the leisure and recreation industry.

As part of our development, we are committed to certifying the Royal Beach Club under the Global Sustainable Tourism Council (GSTC) destination criteria.

Lastly, an independent environmental monitor will oversee all construction and operational practices.

***Q121. Why did RCL lie by publishing documents for the public consultation of the Physical Planning virtual town hall meeting providing an illustration that claimed “Royal Caribbean Crown Land Lease” when later James Boink confessed under the pressure of concerned Bahamians that RCL did not possess a Crown Land Lease.***

***Toby Smith (via e-mail)***

A121. In the town hall meeting that occurred on April 28, 2021 with The Department of Physical Planning Town Planning Committee, we stated that lease terms were agreed to with the government and documents were not executed. In May 2021, after the April 28, 2021 town hall meeting, Royal Caribbean Group executed and registered its lease agreements with the Government of The Bahamas.

***Q122. How many passengers did RCL carry in 2019?***

***Toby Smith (via e-mail)***

A122. While this question is not relevant to the current environmental review of this project, we happily share this resource: <https://www.rclinvestor.com/financial-info/key-statistics/>

***Q123. What percentage of those passengers came to at least one port of call in the Bahamas?***

***Toby Smith (via e-mail)***

A123. While this question is not relevant to the current environmental review of this project, we happily share this resource: <https://www.rclinvestor.com/financial-info/key-statistics/>

***Q124. What percentage of those passengers went to Coco Cay?***

***Toby Smith (via e-mail)***

A124. While this question is not relevant to the current environmental review of this project, we happily share this resource: <https://www.rclinvestor.com/financial-info/key-statistics/>

***Q125. RCL’s gross revenue reported to shareholders for 2019?***

***Toby Smith (via e-mail)***

A125. While this question is not relevant to the current environmental review of this project, we happily share this resource: <https://www.rclinvestor.com/financial-info/key-statistics/>

***Q126. If you are seeking approval from the Department of Environmental Protection & Planning (DEPP) why are you asking that questions are sent to only RCL and not DEPP?***

***Toby Smith (via e-mail)***

A126. While this is process related and should be directed to the Department of Environmental Planning & Protection (DEPP), the advertisement / notice required by this process was provided to The Guardian, The Tribune, and posted to the project website included the following: "All inquiries can be submitted to the Director of the Department of Environmental Planning and Protection at [Inquiries@depp.gov.bs](mailto:Inquiries@depp.gov.bs)." All questions submitted to DEPP's e-mail address, Royal Caribbean's e-mail address, and raised during the Zoom call have been answered in this document.

***Q127. Do you have immediate or future plans to install a dock sufficient to berth a cruise ship directly on [P]aradise [I]sland?***

***Toby Smith (via e-mail)***

A127. No.

***Questions from:  
Pamela Burnside***

***Q128. Please advise how trash and garbage is disposed of by RCL on Little Sturru Cay/Coco Cay, and if it is indeed incinerated as I have been advised, how many tons of trash and garbage are incinerated per visit?***

***Pamela Burnside (via e-mail)***

A128. This question is not related to the current environmental review of this project.

For more information on our sustainability initiatives and reporting, please visit our website at <https://sustainability.rclcorporate.com/>.

***Q129. How many Bahamians does RCL have working on the Cay [Coco], and what is the percentage in proportion to non-Bahamians employed there, and how many positions are menial, and how many are managerial?***

***Pamela Burnside (via e-mail)***

A129. This question is not related to the current environmental review of this project.

**\*\*\*\* END OF QUESTIONS AND ANSWERS \*\*\*\***



## Appendix A: List of Attendees

Below is a list of attendees from the September 8, 2021, public consultation hosted by the Department of Environmental Protection & Planning (DEPP).

### Panelists:

1. Keith Bishop
2. Abbie Wilson
3. Mr. Campbell Cleare
4. Jason Mayes
5. Rochelle W. Newbold
6. William Sellon
7. Jay Schneider
8. Dan Freed
9. Noel Aveton
10. Noel Aveton
11. Claudia Diaz-Gonzalez
12. Samantha Cartwright
13. Lambert Knowles
14. Stephanie Gonzalez
15. Milagros Regalado
16. Tim Blankenship
17. Scott Lagueux
18. Silvia Garrigo
19. Janeen Bullard
20. James Boink

### Attendees:

		First	Last Name
Attended	Username	Name	
Yes	Falon Cartwright	Falon	Cartwright
Yes	Youri Kemp	Youri	Kemp
Yes	Karla Hart	Karla	Hart
No	Stuart	Stuart	Cove
No	Jeffrey	Jeffrey	Simmons
Yes	Audrey Oswell	Audrey	Oswell
Yes	Ann Albury	Ann	Albury
No	Beth	Beth	Bethell
No	Gavin	Gavin	Knowles
Yes	Tracy Quan	Tracy	Quan
No	John	John	Russell
No	Henry	Henry	Bain

Yes	Terry Duffy	Terry	Duffy
No	Ann	Ann	Albury
Yes	Sally Brown	Sally	Brown
Yes	Sally Brown	Sally	Brown
No	valexia	valexia	Saint-Ange
No	Nicola	Nicola	Ramsay
No	Mario	Mario	McCartney
No	Sylvie	Sylvie	Carey
Yes	Daniel Davis	Daniel	Davis
No	Ollie	Ollie	Ferguson
Yes	Kecia Francis	Kecia	Francis
No	Branique	Branique	Sands
No	Robert	Robert	Dupuch-Carron
Yes	RYAN MCALLISTER	RYAN	MCALLISTER
Yes	ANDRE POUSADA	ANDRE	POUSADA
Yes	Robert Sands	Robert	Sands
	Fotini Tsavousis		
Yes	Duncombe	Fotini	Tsavousis Duncombe
Yes	Darius Ferguson	Darius	Ferguson
Yes	Joseph Darville	Joseph	Darville
No	Michael	Michael	Darville
Yes	Rashema Ingraham	Rashema	Ingraham
Yes	Paulette Lozaïque	Paulette	Lozaïque
Yes	Gavin Knowles	Gavin	Knowles
No	Aje	Aje	Cunningham
No	Charlie	Charlie	Smith
Yes	Youlette Etienne	Youlette	Etienne
No	Tianna	Tianna	Lambert
Yes	Travis Miller	Travis	Miller
No	Amein	Amein	Burrows
No	toby	toby	smith
No	Diane	Diane	Claridge
Yes	Jaime Lemus	Jaime	Lemus
Yes	Diane Philllips	Diane	Philllips
Yes	Richard Gibbs	Richard	Gibbs
No	Heather	Heather	Prosa
No	Edgar	Edgar	Seligman
Yes	Margo Blackwell	Margo	Blackwell
Yes	Anthony Green	Anthony	Green
No	Alicia	Alicia	Munroe
Yes	Nicole Helton	Nicole	Helton
No	Khadija I.	Khadija I.	Hassan
No	Ruth	Ruth	Thackray

Yes	Angela Carroll	Angela	Carroll
No	Robert	Robert	Chamberlain
Yes	Kim Rolle	Kim	Rolle
Yes	Donna Hrinak	Donna	Hrinak
Yes	Pam Burnside	Pam	Burnside
No	Rachel	Rachel	Paez
Yes	Eric Carey	Eric	Carey
Yes	JP Michielsen	JP	Michielsen
Yes	Robert Meister	Robert	Meister
Yes	Giselle Pyfrom	Giselle	Pyfrom
No	Samuel	Samuel	Strachan
Yes	H AS	H	AS
Yes	Quetta Gibson	Quetta	Gibson
No	Heather	Heather	Carey
No	Kris	Kris	Walker
Yes	Thomas Glucksmann	Thomas	Glucksmann
No	Shervonne	Shervonne	Hollis
	Michelle		
Yes	Liu-Williamson	Michelle	Liu-Williamson
Yes	Amado Tejada	Amado	Tejada
Yes	Azaleta Ishmael-Newry	Azaleta	Ishmael-Newry
No	Carl	Carl	Culmer
Yes	Paige McCartney	Paige	McCartney
Yes	Ancilleno Davis	Ancilleno	Davis
Yes	Vaughn Roberts	Vaughn	Roberts
No	Leroy	Leroy	Forbes
No	Morgan	Morgan	Wells
Yes	Zora Ferguson	Zora	Ferguson
No	Bodine	Bodine	Johnson
Yes	Vania Cruz	Vania	Cruz
No	Bonnie	Bonnie	Young
No	Alexio	Alexio	Brown
No	Jim	Jim	Manson
Yes	Aje Cunningham	Aje	Cunningham
Yes	Timothy Hogan	Timothy	Hogan
No	Beth	Beth	Hall
Yes	Lance Millage	Lance	Millage
Yes	Deirdra Funcheon	Deirdra	Funcheon
Yes	A. Dorsett	A.	Dorsett
No	Miguel	Miguel	Culmer
Yes	Launa Williams	Launa	Williams
Yes	Falon Cartwright	Falon	Cartwright
Yes	Travis Miller	Travis	Miller

No	Sandra	Sandra	Bethel
No	Prescott	Prescott	Smith
Yes	Amari Bethel	Amari	Bethel
Yes	Falon Cartwright		

## Appendix B: Copies of Emails Received

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**From:** toby smith <mailto:toby@yahoo.com>  
**Sent:** Tuesday, September 7, 2021 5:13 PM  
**To:** Royal Beach Club PI <royalbeachclubpi@rccl.com>  
**Subject:** [EXTERNAL] Paradise island

**EXTERNAL EMAIL CAUTION:** Use caution opening attachments or clicking links.

Hello,  
How many passengers did RCL carry in 2019?  
What percentage of those passengers came to at least one port of call in the Bahamas?  
What percentage of those passengers went to Coco Cay?  
RCL's gross revenue reported to shareholders for 2019?  
If you are seeking approval from the Department of Environmental Protection & Planning (DEPP) why are you asking that questions are sent to only RCL and not DEPP?  
Do you have immediate or future plans to install a dock sufficient to berth a cruise ship directly on paradise island?

Toby Smith.  
C (242) 424 3456

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**From:** Pamela Burnside <pam.burnside@doongalik.com>  
**Sent:** Tuesday, September 7, 2021 4:21 PM  
**To:** Royal Beach Club PI <royalbeachclubpi@rccl.com>  
**Subject:** [EXTERNAL] Questions regarding the disposal of trash and garbage and employment

**EXTERNAL EMAIL CAUTION:** Use caution opening attachments or clicking links.

Good day,  
1) Please advise how trash and garbage is disposed of by RCL on Little Sturup Cay/Coco Cay, and if it is indeed incinerated as I have been advised, how many tons of trash and garbage are incinerated per visit?  
2) How many Bahamians does RCL have working on the Cay, and what is the percentage in proportion to non-Bahamians employed there, and how many positions are menial, and how many are managerial?

**From:** [Rochelle W. Newbold](#)  
**To:** [James Boink Jr](#); [Jason Mayes](#); [Keith Bishop](#)  
**Cc:** [Samantha Cartwright](#)  
**Subject:** [EXTERNAL] FW: Additional Questions as part of Public Consultation on the RCCL Royal Beach Club EIA  
**Date:** Sunday, October 24, 2021 3:38:31 PM  
**Attachments:** [RCCL Proposed Royal Beach Club - Additional Questions on EIA - submitted by Atlantis PI 092021.pdf](#)

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**EXTERNAL EMAIL CAUTION:** Use caution opening attachments or clicking links.

I think this was provided prior but just in case

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**From:** Vaughn.Roberts [mailto:[Vaughn.Roberts@AtlantisParadise.com](mailto:Vaughn.Roberts@AtlantisParadise.com)]  
**Sent:** Monday, September 20, 2021 6:26 PM  
**To:** Rochelle W. Newbold; Samantha Cartwright  
**Cc:** Giselle.Pyfrom; DEPP Inquiries; [royalbeachclubPI@rccl.com](mailto:royalbeachclubPI@rccl.com)  
**Subject:** Additional Questions as part of Public Consultation on the RCCL Royal Beach Club EIA

Dear Rochelle and Samantha,

Further to recent public forum on September 8<sup>th</sup> regarding the Environmental Impact Assessment for RCCL's proposed Royal Beach Club project, please find attached some additional questions. The responses to these questions will help improve our understanding of the project, the potential environmental impacts during construction and operation, and the plans to mitigate and manage impacts to the environment. We appreciate the opportunity to participate in this public process.

Kindly acknowledge receipt of the list of questions by reply email. Thank you.

Best regards,

Vaughn Roberts | Senior Vice President of Government Affairs and Special Projects

T (242) 363-2000 Ext. 64443  
Casino Drive, Nassau, N.P. N-4777  
[AtlantisBahamas.com](http://AtlantisBahamas.com)

**From:** toby smith <mailto:toby@yahoo.com>  
**Sent:** Tuesday, September 7, 2021 11:34 AM  
**To:** Royal Beach Club PI <royalbeachclubpi@rccl.com>  
**Subject:** [EXTERNAL] Questions for zoom call

**EXTERNAL EMAIL CAUTION:** Use caution opening attachments or clicking links

I would like the questions below answered publicly on the zoom call scheduled for the 8th September, 2021.

What date did RCL apply for a Crown Land Lease of Crown Land on Paradise Island?  
What date did RCL allegedly receive a Crown Land Lease for Crown Land on Paradise Island?  
What is the full scope of what RCL is applying to Town Planning and Physical Planning? On the previous call the callers have had to press for details.  
Prior to allegedly receiving a Crown Land Lease, why is RCL, complicit with Target Surveying & Engineering destroying the native coppice and bird nests on the western portion of Paradise Island for the sake of a topographical site survey? By RCL's own admission: before they possessed an alleged lease.  
How much has RCL generated in gross revenues while calling upon the Bahamas for the past "fifty years"?  
How much revenue has been generated by RCL in commissions from third party shore excursions and tour performed in The Bahamas?  
What is the percentage range of commission taken from Bahamas based excursions performed by Bahamian third parties?  
How much air pollution has been generated by RCL by cruising in Bahamian waters?  
How many gallons of exhaust scrubber water has been pumped into Bahamian and surrounding international waters in the past five years?  
How much fuel has been consumed by RCL vessels in the past ten years?  
How much untreated sewerage has been pumped into Bahamian waters in the past ten years?  
How much grey water has been pumped into Bahamian waters in the past ten years?  
How does RCL dispose of its garbage generated in Little Sturup Cay (its identity has been removed by RCL to be promoted as "Coco Cay")?  
How many tons of waste has been incinerated by RCL on Little Sturup Cay?  
How much gross revenue has been generated by Little Sturup Cay for RCL since inception, promoted as your "number one destination"?  
What has RCL declared to shareholders as profit sharing/bonuses to Executive Management in the past five years?  
Has RCL contributed to the political campaign of the Free National Movement, directly or indirectly?  
You tout on your website bringing 30 million passengers to the Bahamas: what is the breakdown of those 30M between Freeport, Nassau and Little Sturup Cay?  
What is the average gross revenue per passenger for the cruise itself and through upselling of goods and services in the Bahamas?  
While RCL claims to have started giving back to the Bahamas: what have they given back prior to 2012?

Thank you.

Best wishes,

Toby Smith.  
o (242) 364 8776  
c (242) 424 3456  
e [mailto:toby@yahoo.com](mailto:mailto:toby@yahoo.com)

**From:** [Rochelle W. Newbold](#)  
**To:** [James Boink Jr](#); [Jason Maves](#); [Keith Bishop](#)  
**Cc:** [Samantha Cartwright](#)  
**Subject:** [EXTERNAL] FW: Questions for Royal Caribbean Cruise Lines PI Destruction  
**Date:** Sunday, October 24, 2021 3:25:46 PM  
**Attachments:** [DEPP questions 11OCT21.pdf](#)

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**EXTERNAL EMAIL CAUTION:** Use caution opening attachments or clicking links.

FNA

**From:** Toby Smith [mailto:[toby@paradiseislandlighthouse.com](mailto:toby@paradiseislandlighthouse.com)]  
**Sent:** Tuesday, October 12, 2021 7:40 AM  
**To:** Rochelle W. Newbold  
**Subject:** Questions for Royal Caribbean Cruise Lines PI Destruction

Dear Ms. Newbold,  
I would like my questions answered and concerns addressed as per attached. Please confirm good receipt, since RCL ignores my questions. Thank you.

Sincerely,

*We'll keep the light on for you.*

Toby Smith  
Lighthouse Keeper  
Paradise Island Lighthouse & Beach Club Co. Ltd.  
No1 Paradise Island, The Bahamas.  
(242) 424 3456  
[www.paradiseislandlighthouse.com](http://www.paradiseislandlighthouse.com)

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**From:** azaleta - p.r., marketing, advertising and photography <azaletaprm@gmail.com>  
**Sent:** Tuesday, September 7, 2021 1:49 PM  
**To:** Royal Beach Club PI <royalbeachclubpi@rccl.com>  
**Subject:** [EXTERNAL] Sea Bed Lease for Paradise Island - Webex meeting in The Bahamas

**EXTERNAL EMAIL CAUTION:** Use caution opening attachments or clicking links.

Dear Sir/Madam,

I cannot find any information on line regarding the Sea Bed Lease for Royal Caribbean and the Government of The Bahamas. Information on what a Sea Bed Lease involves is no longer available for the public to view on the Bahamas government website.

Could you kindly let us know the details in the upcoming meeting for September 8th in The Bahamas.

- 1) Where are the seabeds that RCL has leased? What is the acreage and at what cost and for how many years do you have the lease?
- 2) Does it prevent Bahamians from coming onto the shoreline to the highwater mark?
- 3) Can boats anchor in the water where you have leased the seabed?
- 4) Who is responsible for any liability involving the seabeds?

Thank you  
Azaleta Ishmael-Newry

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**Azaleta Ishmael-Newry**

Publicist / Consultant

**PR + MARKETING SERVICES:** Public Relations | Marketing | Photography | Events

**telephone:** mobile 242 557 0981 | office: 242 328 4174 | int'l 905 487 6103

Trading As: Azaleta Enterprises

Website: [www.azaletaandco.com](http://www.azaletaandco.com)

**From:** Rashema Ingraham <rashema@waterkeepersbahamas.com>  
**Sent:** Wednesday, September 8, 2021 7:05 PM  
**To:** inquiries@depp.gov.bs; Royal Beach Club PI <royalbeachclubpi@rccl.com>  
**Subject:** [EXTERNAL] DEPP Public Consultation - Royal Beach Club Paradise Island

**EXTERNAL EMAIL CAUTION:** Use caution opening attachments or clicking links.

Good evening,

Thank you for the initial meeting related to the Paradise Island project by Royal Caribbean.

Kindly acknowledge my comments / concerns below:

1. How do you plan to avoid water quality degradation during construction?
2. The "impact assessment" portion of the EIA has very little information compared to what you'd see in other jurisdictions or the EIA completed by the Nassau Cruise Port project team recently. There is no clear "assessment" of noise, air, sea impacts. Why is that?
3. Section 6.11 documents the benthic surveys that were conducted in two specific areas off the southern shoreline. Surprisingly there were no commercially or historically important invertebrate and fish species (lobster, Nassau grouper, etc) identified. Could these have been missed given that the survey was only one day?
4. What about fish or other marine organisms with recreational and ecological value? For instance, seagrass functions as nursery habitat for many fish – could you not have missed early life stages of fish through the seagrass habitat?
5. Is there a map of the benthic resources?
6. Where are you in the public consultation process? This project should have full and adequate public review, scrutiny and debate of the materials and impacts.
7. What activities will follow today's meeting?
8. What is the scope of the project? An earlier proposal included the development of ten (10) over-water vistas or structures that would extend into the harbor channel on the south side of Paradise Island. DEPP was not in support of such structures based on a position paper put forth to the Office of the Prime Minister (OPM) in 2012. The earlier proposal also included two structures extending out into the water on the Ocean side, a tidal wading pool and a bar. What studies

- have been conducted to evaluate the long-shore and other impacts of this aspect of the development?
9. The EIA references an avian assessment (section 6.10). Is there a DEPP requirement for a full year of sampling?
  10. What project alternatives were evaluated? The Dept of Environmental Planning and Protection has requirements for project alternatives and a "no action" alternative to be included. We would expect at minimum a hypothetical alternative with a reduced footprint and scope of offerings, and with the associated Economic Impact Assessment information and data. In addition, the section on the "no action" alternatives points to loss of economic stimulus – this is not a criterion in an EIA. No action should yield non-contributory environmental impact.
  11. There is very little on operation-related impacts. When will the Environmental Management Plan be made available to the public? It would be helpful to have information on both construction and operation-related impacts to ensure that impacts associated with the full project life are accounted for.
  12. Comparison to another recent EIA for this area (link to EIA for redevelopment of a cruise ship terminal in Nassau Harbor) shows that the RCCL EIA is short on discussion of mitigation measures to ensure impacts are minimized.
  13. The EIA references a botanical survey (section 6.9) based on field studies from October 7, 2019. The survey excluded undisturbed interior upland areas known to have the greatest diversity of plants – these areas should be surveyed. In addition, the EIA recorded 5 invasive species during the investigation which only covered certain areas. We would expect there to be more invasives in the areas disturbed by humans.
  14. Are there any schematic designs of the overwater vistas with the proposed locations? This information would be helpful to fully understand potential impacts.
  15. Section 8.5 covers biological impacts but does not address marine impacts from dredging and pile driving for new docks. If pilings are used during the construction phase, there can also be acoustic impacts that affect the behavior of marine organisms. The EIA doesn't include an assessment of potential acoustic impacts during construction or during operation.
  16. What is the status of Environmental Clearance Certificates?

Thank you for the opportunity to submit our questions.

Waterkeepers Bahamas is open to further discussions.

Warm regards,  
Rashema

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Rashema Ingraham | Executive Director  
Waterkeepers® Bahamas  
242-373-7558 (office)  
242-727-9006 (mobile)  
*Committed to saving the Bahamian bays!*

*Please consider the environment before printing*

## **Appendix C: Zoom Transcript**



# Precision

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County of Miami-Dade)



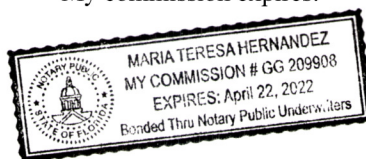
**Vicente de la Vega**, certified by the Administrative Office of the United States Court and by the Court Interpreters Certification Board of the State of Florida, swears, deposes and states that the attached certified translation is accurate and has been performed by a translator fully qualified to translate in the **ENGLISH** and **ENGLISH** languages, as engaged to this effect by and on behalf of Precision Translating Services, Inc.

**The utmost care has been taken to ensure the accuracy of all translations. Precision Translating Services, Inc. and its employees shall not be liable for any damages due to its own negligence or errors in typing or translation, nor shall it be liable for the negligence of third parties.**

**Vicente de la Vega**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on September 22, 2021 by **Vicente de la Vega**, who is personally known to me or who has produced a Florida Driver's License as identification.

My commission expires:



Notary Public  
State of Florida at Large

**Note:** interrogation marks highlighted in yellow represent unintelligible text. Other highlighted text represent words that should be checked by the source.

**[TRANSCRIPT]**

**00:00:00 Mrs. Rochelle Newbold—** You don't have to log out and log back in.

**[Unidentified man]:** Ok the attendees are coming in now ... [murmur].

**00:00:24 [Unidentified man]:** We are live ladies and gentlemen. Director the room is all yours.

**00:00:35 Mrs. Rochelle Newbold—** Yes. I'm waiting for 6 o'clock as we let everybody in and then I'll start to address everyone.

**00:00:40 Russell Benford—** Thank you.

**00:00:40 Mrs. Rochelle Newbold—** Thank you.

**00:00:51 Mrs. Rochelle Newbold—** I'm still not seeing.... Okay.... Okay .... You have one minute to 5:59... Good afternoon everybody today is September 8<sup>th</sup> , 2021 and I thank you all for making yourselves available to engage in this public consultation process regarding the world Caribbean Beach Club development project. It is now 6 o'clock and we have 41 participants participating in this meeting at this time. My name is director Rochelle Newbold, I am the Director for the Department of Environmental Planning and protection (DEPP) in the department... I mean sorry to the ministry of the environment. It is my pleasure to moderate, to facilitate and to implement this public interaction based on the new regulations regarding environmental considerations for all projects in the country. So, before we get started this evening, I just wanted to identify a few housekeeping rules. Throughout the course of this meeting to which we understand, there is a lot of interest by the public and we want to make sure that in as reasonable a time as possible we are able to provide the public with any answers, clarity, information relative to this project as we seek to implement it moving forward. In terms of the evaluation of the project document that was posted on the website which you would have had the opportunity to review in preparation for this meeting. Because of the time limits for the meeting, the meeting will be 75 minutes in total. The developer will provide a 30-minute presentation or less and then the remaining time will be used to engage in dialogue question-and-answer period. Individuals are being asked to keep your questions as concise and focused to the situation at hand. You will be given two minutes to give you a question. That's allowing the developer or his environmental team to provide a response. I strongly recommend that you get to the questions and it's hopeful, and it's expected that your question will be relative to the environmental impact assessment that has been developed and put in the public domain for this proposed project. Please note that it is the responsibility of the Department of Environmental Planning and Protection, to review the environmental concerns associated with projects and any potential and unsustainable impacts that such a project, if approved, may bring to the Bahamian physical environment. This is our only legal mandate ... (cell phone rings) ... sorry for those folks ... uh... I lost my train of thought. So, 2 minutes everybody's going to get two minutes to ask their question. No one person will be allowed to dominate with questions unless they are the only person who has a question. The meeting is being recorded, your questions and the responses given by the developer are to be

captured in the public consultation report, that is to be produced not less than 21 days after this meeting is held. The developer does have the opportunity, if he is not able to provide a response to your question at this time, during the submission of the document, he has the right to provide the response at that time. He also has the opportunity to improve upon the response that he may have given throughout the course of the meeting, to better respond to the question that is posed. As a matter of housekeeping, I am going to ask all of you to PLEASE be respectful of everybody's time, on this whole entire process. If you are unable to abide by rules of consideration and respect, I will warn you once by muting your mic. The second time I will ask for you to be removed from the meeting. I will allow you back in the meeting as a show of good faith. But if you persist then you will be removed from the meeting and you will not be allowed back in. But in all the public meetings that we have had and all the sensitive projects that we have had, we've never had to do that so I don't expect that we will have to do that now. I will also ask that in your question presentation that you indicate your name so that it will be reflected in the public consultation report and thoroughly captured before you pose your question. There is a chat feature which I see everybody's ... several people are using right now where you can put in your questions or your comments and if you just want to make comments in general, I would request that you use the chat, or if you just want to the comments you know in general, I would request that you could use the chat because those things are in the chat will be captured in the report as well. If you have a substantive question with regards to the documents, please use the hand raise function. I will call on you and allow you to pose your question. So, I see a lot of individuals who have been through this process before, so it's always good to have some experienced individuals here to give some flavor to the whole discussion, so without further ado I will now turn it over to Royal Caribbean, um to commence with the introduction of their team and then the presentation of their development.

**00:07:27 Russell Benford**—thank you Director Newbold and thank you everyone for joining us tonight. It is our pleasure to present the Royal beach club at Paradise Island. A world-class beach break that will be developed and constructed using state-of-the-art technology in an environmentally sustainable manner. My name is Russell Benford, vice president of government relations for the Royal Caribbean group. Tonight, I have with me several colleagues including Jay Schneider, senior vice president and Chief Innovation Officer James Boink Jr. Vice president of private destinations, Sylvia Garrigo. Senior Vice President Chief environmental social and governance officer. We have Nick Rose, director of environmental programs and tonight we have three of our Bahamian partners, Mr. Lambert Knowles is principal of ETS Bahamas, Keith Bishop, principal of islands by Design and Tanya Ferguson terrestrial biologist with Islands by Design. Tonight, we also have Dan Freed, principal of CRTKL and Tim Blankenship, business unit leader, with Moffatt & Nichol.

Royal Caribbean Group comprises three Global Cruise brands, with over 60, with 60 Innovative ships, 33 of which are registered in The Bahamas. We have 13 more ships on order at this time. For over 50 years, Royal Caribbean has taken more than 100 million guests over 900 destinations globally. In 2019, 6.9 ... 6.5 million guests, from more than 75 countries, sailed with the Royal



Caribbean Group. And Royal Caribbean International is the world's largest and most decorated cruise line. For over 25 years, Royal Caribbean has protected our oceans through the *save the waves program*.

Royal Caribbean brings more guests to The Bahamas than any other Cruise Line. In our 50-plus years of working together, Royal Caribbean has brought more than 35 million guests to The Bahamas. In 1970 our very first call was to NASSAU. And in 1985 we started cruising to CoCo Cay. And we also own 40% of the Grand Bahama Shipyard. In 2019, our last four years' service we brought 1.9 million guests to the Bahamas. And by 2030 that number will triple to 6.2 million people. Royal Caribbean's economic impact to The Bahamas was 340 million dollars in 2019, with 73 million dollars spent on development of CoCo Cay, the continued development of CoCo Cay. We spent 50 million dollars in the Grand Bahama Shipyard. Our guests spent 162 million dollars in the Bahamas and we paid head taxes and fees to the government in the amount of 37 million dollars. Our CoCo Cay operations 14 million dollars and our crew spent six million dollars in the Bahamas in 2019. At Royal Caribbean Group we are committed to supporting the communities we visit and the seas we sail. Our efforts are focused on 3 areas. Ocean conservation, community and education. In 2019 we constructed the great Harbor Key and bullocks Harbor Community Center, which is equipped with kitchen showers and an oversized generator, and is built to withstand a category 5 hurricane so that it can also serve as a shelter for the community. We continue to support The Bahamas feeding Network to help feed communities throughout the Commonwealth of The Bahamas. In 2021 alone, we donated 1.5 million dollars to the feeding network, supplying more than 2 million meals to Bahamians. And we are also dedicated to the growth of small businesses and entrepreneurs. We've organized workshops with Chambers' of Commerce in both New Providence and Grand Bahama, and we most recently announced a \$250,000 grant program with the Access Accelerator Small Business Development Center. Our long-standing partnership with the National Training Agency provides skills training and we're committed to hiring Bahamians for both onboard and land-based job opportunities we can. Royal Caribbean Group conducted more than 10 on-site career events in partnership with the national training agency, between 2018 and 2020.

Globally we are very proud of our programs that you see on the screen but we are particularly proud of our continued partnership with the World Wildlife Fund (WWF). For us, Royal Caribbean is not just a matter of writing a check. Our employees, shipboard in shore side, as well as our leadership team, is dedicated to helping our neighbors in The Bahamas. This is our second home. With respect to our partnership with The Bahamas Feeding Network in 2020, we provided over 800,000 meals to The Bahamas. In 2021 that number increased to over two million meals provided to Bahamians. And in 2020 we're proud to be the first company that came to The Bahamas in the aftermath of Hurricane Dorian, and we will continue those partnerships long into the future. James.?

**00:13:03 James Boink**—Thank you Russell, my name is James Boink, Vice president overseeing the *Perfect Day* and Royal Beach Clubs. Our project is located just north of Prince George Wharf on Paradise Island, on the 13-acre site of private property plus we have fully executed leases with the government for seven acres of Crown Land and 3 acres of seabed. Our experience is designed for up to 3,500 Royal Caribbean guests and local residents. Our project will feature world-class

Beach amenities for families. The splash pad for kids. And the heated swimming pool, food and beverage services, and Bahamian Retail. Construction of the project will begin once all project approvals are obtained and the target for opening is May 2023. Local residents will enjoy a reduced rate to access to the beach club. Today Royal Caribbean has spent 60 million dollars, and we anticipate the overall project budget will exceed 110 million dollars. We want to build on our partnership to make Nassau the highest rated and most sought-after destination for our guests. The economic impact for our project is approximately 1 billion dollars in the first 10 years. The Royal Beach Club will drive increased demand to Nassau, resulting in 1.2 million additional guests each year, so that by the end of this decade we will bring 2.5 million guests annually to Nassau. Not only will we bring more guests to Nassau, but more guests will also debark the ship and stay in Nassau for a longer period of time to enjoy the Nassau experience. Royal Beach Club guests will enjoy the beach break for approximately four hours leaving over 4 hours to 5 hours to enjoy local bars, restaurants, tourist and historical attractions. It's important to know that approximately 65% of Royal Caribbean guests will not visit the Royal Beach Club. We will also support local businesses. We will support local transportation such as the water taxis that will be operated by Bahamians. Cruise guests will exit the cruise port, meet at locations downtown and tender to the Royal Beach Club. Guests will have the opportunity to enjoy the downtown area or use well-located taxi stands before and after their Beach Club experience. Additionally, we anticipate our cruise guests to also use the water taxis, to travel to all the locations such as Junkanoo Beach. Bahamians are welcome, of course, and the daily capacity of the project is a maximum of 3500 guests. Again, our economic impacts for the project will be over 1 billion dollars during just the first ten years. We will employ locally, source locally and partner locally. We will create a minimum of 250 new jobs for Bahamians. Our goal is, within five years, to employ 100% Bahamians. We also plan on using a Bahamian contractor. Our construction budget is \$50 million and our total project budget will be over 110 million dollars. We will buy products, supplies and services through local businesses, and new businesses will be created using the Small Business Development Center grants.

We will partner locally with Water Taxi operators, Shore Excursion providers, entertainers, security companies, and other new businesses. This project is about The Bahamas. We want to provide a world-class, authentic Bahamian beach experience that celebrates the culture and beauty of The Bahamas. This starts with Bahamians interacting with our guests, learning about The Bahamas and its rich history and creating lifetime memories experiencing the food, the music, art, the energy of Junkanoo. We will create a true sense of place through design, using natural materials where possible. Colorful clapboard siding on buildings, metal roofing thatch and cedar shingles as well. We are committed to showcasing local talent and local products with everything from artwork to local beer like Kalik and Sands, local cuisine and items produced by local craftspeople. With that I will hand it over to Nick Rose, our Director of Environmental Programs.

**00:17:25 Nick Rose**—Good evening, everyone, thank you James, I'm Nick Rose. I'm the director of Environmental Programs for Royal Caribbean Group. Protecting the oceans for Royal Caribbean is not a choice, it is a way of life. We bring people to see beautiful places such as many



different aspects within The Bahamas Archipelago as well as many other destinations around the world. When we look at any type of business venture whether it be a new ship, or a new destination. We look at three main focus areas. These areas start with sustainable operations, how we operate in the actual destination or a ship in which we are looking to joint venture into. We look at the destination stewardship, how can we be better partner to local communities of which we are bringing our guests to, and lastly is social impact right, making sure that when we do bring people to destinations that we're looking not only being the best partner but also looking at it from a cultural heritage making sure that those destinations remain of what ... remains to what people want to, actually? What I'd like to take now is too deep for dive into each one of these three Focus areas starting with sustainable operations. When we look at sustainable operations, we look at four different environmental impact areas. And these will be reflected throughout the environmental impact assessment. One is energy, the other one is water, waste and then their sourcing. When you look at energy, it's about how we can reduce the impact that we have as an organization on the air in which we are operating. Water ... for water there are two sides. One is the water in which we are producing, and then how we are treating and finally disposing of it. And lastly is sourcing, we want to make sure that we're sourcing things in the most sustainable way. Tourism depends on the environment. If we are not avid sustainable tourism, it does not last past whatever our future plans are. It's important to note that I as a key factor to being environmental stewards right, it entails us conducting thorough environmental impact assessments which we have done through using local experts who know and understand the local landscape, how to protect delicate ecosystems and biodiversity in the ocean, from any harm that could come from any the actual projects. We've worked closely with The Government and members of the local community to understand all of these aspects. And then working through, the EIA will help us develop a plan to mitigate any potential impacts that actually could be there. This, their feedback and input that we will receive tonight and in future through the 21-day period will help us take into account and build this plan for future development of this beautiful destination. I would like to know hand it over to Silvia Garrigo who will talk about our sustainable tourism within destinations.

**00:20:53 Silvia Garrigo**—Thank you Nick. Good evening, everyone my name is Silvia Garrigo. I am the Chief Environmental Social and Governance Officer for the company. We believe that for a business to thrive its place is not just to exist in a community but to be part of that community. At Royal Caribbean we are very passionate about the oceans and their protection. And about educating future generations to be the change that we need. At its core tourism depends on the beauty of the environment. Our guests want to explore and discover new cultures and the location. And we want to do our part to make sure that those destinations continue to thrive. That's why we're committed to following the sustainability standards set forth by the global sustainable tourism council at our private destinations, recognized by the United Nations GSTC certification, as the global standard for sustainable travel and tourism. GSTC certification includes a holistic view of operations, including cultural and social economic aspects, a destination management approach. Additionally, we support GSTC certification of our tour operations and today offers over 2,000 GSTC certified tours to our guests globally. Sustainable tourism is a multi-stakeholder approach. That's why we also work with experts to support programs that promote

best practices for marine species, including sharks, rays and sea turtles. For that I would like to turn it over to Keith.

**00:22:47 Keith Bishop**—Thank you, Silvia. Good evening audience, my name is Keith Bishop. I'm Principal of Islands by Design and Lead Investigator for this EIA for the Royal Beach Club. Shown here is the master plan for the beach club site. Overall, there would be limited impact of the benthic environment because there is limited occupation of the seabed, and no dredging is planned. Additionally for the terrestrial portions of the site, the development will take place in areas which are predominately humanly disturbed and of which mostly invasive and pioneer species are in place. For the beach areas, the planned development plan includes restorative activities which will aid in improving the natural beauty of the site. To talk more in detail with us I'd like to invite Tanya Ferguson to talk, thank you.

**00:23:46 Tanya Ferguson**—Good evening, my name is Tanya Ferguson representing Islands by Design. I will be speaking to you on the biological aspects of the surveys that were conducted for the environmental impact assessment, which included, Botanical avian and benthic surveys. I will begin with the botanical survey. The botanical survey focuses on two main areas. First is the classification of the land cover present and species diversification. With respect and land cover classification there were two main categories, coastal and interior land. Coastal areas included rocky and sandy shorelines. Sandy shorelines present included areas with vegetation as well as some areas without vegetation. Interior upland areas with dry broadleaf evergreen formation more commonly known as coppice and human-altered areas. This land classification map illustrates the distribution of land cover on the site. The brown areas are rocky shore the yellow areas are sandy shore, which includes the areas that have vegetation as well as the areas that have no vegetation. The purple areas are previously impacted human altered areas. And the green areas are upland areas which include native and human altered areas. Of note there are no wetlands within the project limits. There's one small wetland feature to the west of the site which is illustrated in blue which will not be impacted by the project. With respect to species diversification approximately 88 species were recorded during the survey. Which included native species, ornamental species and invasive species. Invasive species such as Australian Pine and the Hawaiian sea grapes are present in large strands at various locations. While other invasive species present were solitary species within the human altered areas. Particularly in the landscaping surrounding existing structures. At the time of the survey, there were no species classified as protected. The survey was conducted and the report submitted and reviewed prior to implementation of the forestry Act declaration of protected trees of 2021 which expanded the list of protected species.

Seven species that are now protected are among the species recorded on the site. All the protected species are listed in section 2 of the Act, cultural or historical and economic. There was no endangered or endemic species recorded. Additional surveys are currently being conducted



to map the location and record the abundance of the new protected species. Impacts to the terrestrial environment include habitat and protected species lost from land clearing, which will be mitigated by concentrating development and human altered areas, planting of native species in the landscaping and removal of invasive species. All mitigation activities will follow protocols set in the Environmental Management Plan. With respect to the avian survey, the avian survey consisted of data collection in 2 field sessions, one in the summer and one in the fall. A combined total of 23 species were recorded, which included 12 permanent resident breeding species, 10-winter resident non-breeding species and one summer resident breeding species. Twenty-one of the 23 species are classified as least concern by IUCN. Two species are classified as near threatened which means they are not currently endangered, but are likely to become one in the near future. These species were the White-crowned Pigeon and the Piping Plover. With respect to the White-crowned Pigeon, the majority of this species were detected in the human altered areas and the piping plovers found only on the Sandy Shore areas where there will be no development.

Impacts to the avian population are associated with habitat loss, from land clearing. However, these impacts are minimal because land clearing will be concentrated in human altered areas and will be further mitigated with native landscaping using species that provide food for birds.

All mitigation activities again will follow protocol set forth in environmental management plans. With respect to the benthic survey, a benthic survey was conducted in November of 2019. There were two main types of benthic habitats, sandy bottom and hard bottom. The sandy bottom had sparsely and densely glass at various locations with patches of calcareous algae and hard bottom interspersed. A significant amount of trash was observed in the Sandy Bottom among the sea grass. Trash observed was municipal waste such as bottles and cans. The hard bottom observed was an extension of the shoreline, and Rock revetment. Several of these species were observed within the hard bottom areas. Patches of rubble were also observed at various locations. Rubble piles included concrete pilings from collapsed docks and heaps of discarded used conch shells.

Biota present in the Benthic habitats include 12 floral species and 10 fauna species. Floral species were composed of two species of sea grasses and 10 species of algae. It should be noted that seagrass recorded (Manatee Grass and Turtle Grass) are now protected species under the Forestry Act 2021 list of protected species. Fauna present includes 17 species of epifauna and 19 species of fish. The epifauna included 10 species of coral. Finger coral muscle coral and branch and fire coral were the most abundant species recorded. These are common non-reef building species. Coral colonies were sparsely dispersed and the overall abundance was low, with moderate diversity. Coral health varied from good to partially dead, diseased or in competition for space. With respect to fish species there were no commercially important endangered, protected or invasive species recorded. Potential impacts to the marine environment and fluid habitats and species loss from dock construction and operation there's no dredge in plans for the marine environment. To mitigate impacts associated with the marine environment coral relocation from the primary area of impact will be conducted if necessary. All mitigation actions will follow protocols in the EMP. In addition, Royal Caribbean is committed to partnering with local agencies, to conduct coral research aimed at identifying solutions to address current threats

to coral populations, such as the Stony Coral Tissue Loss Disease, which was not recorded on this site but it's prevalent in other areas in New Providence. With that I will pass it on to ... oh, we have one more slide. With respect to the EIA conclusion, the environmental impact assessment recommends moving forward with the development and finds no significant environmental impacts. All observed impacts will be mitigated and monitored in accordance with the approved amp for the project. With that I will pass it on to the next speaker.

**00:32:16 Russell Benford**—Tanya, thank you very much for your hard work on this project over the last couple of years. The Royal Beach Club, if approved, will create an additional 1 billion dollars of economic impact over the next ten years in the Bahamas. Creating additional opportunities for many local businesses and a wonderful beach experience for both Bahamians and visitors. In addition to creating 250 new jobs. The royal beach club will celebrate Bahamian culture with authentic music, food art and architecture. And will be the catalyst for an additional 1.3 million Royal Caribbean guests visiting Nassau. Director Newbold, this concludes our presentation, and we thank you very much for the opportunity tonight and we look forward to questions and comments from the public. Thank you.

**00:33:10 Mrs. Rochelle Newbold**—Thank you so for those of you who may have come in a little past 6 p.m., if you would like to take the floor, please put your hand up and I will call on you. We do ask that you introduce yourself prior to posing your question. You have 2 minutes for each question. The time now is 6:32 p.m. There are 48 attendees to this meeting. I see no hands. Oh... Miss Duncan? You have the floor.

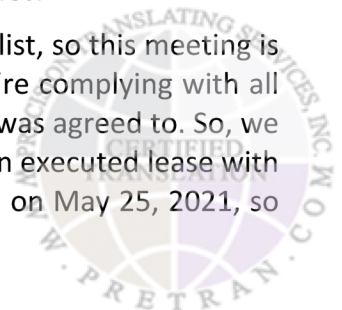
**00:33:54:1 Mrs. Duncan**—Hi Mrs. Newbold and your panelists. I'm trying to understand—if this is supposed to be a transparent process, why are the participants of this meeting not being, you know, out there in the public? How is it that we are even at this stage, when there's already a project in the process to take over at the western site of Paradise Island and these guys are coming in and bullying a Bahamian out of Crown Land? How is that even possible in 2021 when Crown Land is supposed to be reserved for Bahamians (dog barking) not to be a little candy for foreign developers?

**00:34:50 Mrs. Rochelle Newbold**—Thank you for the question (dog barking)

**00:34:54 James Boink**—Okay Director Newbold, I'm not sure what the first question is. Maybe it can be rephrased in terms of not seeing the participants. We're on camera here so I don't understand the question.

**00:35:18 Mrs. Duncan**—If you want so, okay, so what I'm saying to you is, in other Zoom meetings there's a participant list and you can see who's in the meeting. In this particular meeting, that function has been turned off and we want to be able to see who's in the meeting. And as far as the Crown Land issue goes, I think that's pretty clear how you all can come in and bully a Bahamian out of Crown Land when he was there first asking for it first?

**00:35:46 James Boink**—Understood, so we will be providing a participant list, so this meeting is recorded. Everything will be available and made public online. I think we're complying with all requirements from DEPP. We had a pre-meeting where I think everything was agreed to. So, we understand we're following procedures. In regards to the lease, we have an executed lease with the government for both the Crown Land and the Seabed lease. Executed on May 25, 2021, so



we adhere by, follow all laws and we currently have a valid lease and are proceeding through the approval process as it was explained to us. Thank you for your question.

**00:36:29 Mrs. Rochelle Newbold**—Yes, thank you Mr. Boink, furthering that, the question with regards to the lease. Royal Caribbean does indeed have a valid lease issued by the government as it relates to any challenges to the legality of that leave, we are informed that the previous individual who claims to have rights to that land is skipping to have the matter redressed in courts. That being said once the court makes a decision either which way with regards to the owner of the land, granting leases to both parties on who was entitled to the lease, that's a matter for the courts to decide and all of that will be made clear, however, the legal advisers for the government have advised that the lease granted to Royal Caribbean is indeed legal, lawful and the matter should proceed as is prescribed by the environmental law.

Ladies and gentlemen that position cannot be resolved in this meeting but that is indeed the position. What we from the Department of Environmental Planning and Protection would like to hear from the public are the concerns as it relates to the environmental considerations surrounding the project and the proposed activities, given the land on which it is being proposed for. That is well within our remit to have or to affect a level of change. So that would be most helpful to us if we can focus on those sorts of things that have that investigated. I yield the floor to Mr....

**00:38:13 Mrs. Duncan**—Hello, can I just follow up on your...

**00:38:16 Mrs. Rochelle Newbold**—I said, everybody will be given two minutes to pose a question and given that there are forty-seven individuals in this meeting from the general public, you have to give everybody an opportunity so Mr. Cunningham, and hopefully it is Mr. I'm sorry if not ....

**00:38:35 Mr. Cunningham**—Yes, Aje Cunningham, can you hear me?

Yes, we can ...

yes, sir...

**00:38:39 Mr. Cunningham**—Yes, good. I'm Aje Cunningham. I'm Chairman of The Bahamas Natural Resources Foundation. You stated that there were 16 or 19 non-commercially viable fish. How can I get a listing of those fish and those species?

**00:38:56 James Boink**: Sure absolutely. I'll hand this question over to Keith Bishop and let him respond.

**00:39:01 Keith Bishop**—ah James, that information is available on the EIA which has been published to the website but for a short answer I will ask Tanya to speak to that.

**00:39:16 Tanya Ferguson**—and hi, I will go ahead and refer it to Janeen Bullard for that...

**00:39:29 Janeen Bullard**—Hi yes, the list. It'll take too much time to go through the actual list. But the list is in the EIA document which Keith previously said that has been posted on the website.



**00:39:44 Mr. Cunningham**—I'm sorry for my lack of information. Could you provide me with a website so I can refer to it please?

**00:39:55 Mrs. Rochelle Newbold**—all the participants, on the screen right now, is the location of all the documents as it would be related to this project. At Royal Beach Club Paradise Island.com. You will note that there are also email addresses for the public to submit, by law, any questions or concerns beyond the opportunities that tonight will present. You have two options: you can send it directly to the Department of inquiries at [inquiries@dep.gov.bs](mailto:inquiries@dep.gov.bs). And or you can send it to [royalbeachclubpi@rccl.com](mailto:royalbeachclubpi@rccl.com)

Please note that at the close of this meeting you will have 21 days in which to submit any questions of further concern for the developer to give a response that may have been identified during the course of this meeting. That 21 days comes due on October 12, 2021, at 5 p.m. Please note Oct 11 is the holidays. So, Oct 12 is not the holiday but it will be on October 12, 2021, at 5 p.m. 5:01-2-3-4pm, questions at that time and because these will be emailing it will be the date and time-stamped, so we truly encourage you guys to adhere to those requests, those requirements and identified procedures for all projects that come within the public domain for a review and responses from the public. I now yield the floor to Mrs. Ingram.

**00:41:33 Mrs. Ingram**—Hello ... Hi, thank you Director Newbold. My name is Rashema Ingram, with Water-keeper Bahamas and I do have a list of questions that I will follow up with after the meeting, and send to the two addresses on the screen. But what I wanted to get clarity on was the purpose of the meeting tonight. And so, to be a little bit more specific what we had so far with the introduction by the director of the team. And then the team presented on the plan that's already in the process really. And so, we have a list of questions in the chat that are the environmental concerns from several different organizations and individuals that will not be addressed tonight. So, I wanted to know what was really the purpose of this if we were not really able to kind of express our concerns. Is it just really to hear with the plan for the project and to leave with that, or is it open dialogue and discussion where we can ask some questions ... because I have questions on water quality, degradation? I wanted to ask some questions on benthic resources but I don't want to be told that it's in the EIA. I want to know if you can go through those questions and have those answers answered tonight?

**00:43:09 James Boink**—So Mrs. Ingram, thank you for your question. The purpose of this meeting is indeed to review the EIA...

**00:43:14 Mrs. Rochelle Newbold** Ah sorry Royal Caribbean? I think the question that she posed was related to the process as one that falls to the department and that would be one that we would respond to...

**00:43:25 James Boink**—I defer...

**00:43:26 Mrs. Rochelle Newbold**—as you are only in compliance with what the law requires you to do. And by law, the law stipulates that the developer is required to participate in a public consultation meeting where he is to make notice, to provide notice to the public, of the proposed



development. He is supposed to put notices in the paper. So sorry, let me start over. He is supposed to put notices in the paper advising the public of an opportunity, a time, a date, and a format as to which a public interaction regarding the project will be held. The public will be asked to provide written comments. And he is to provide a description of the project and the Department—if we receive any quick written questions, we are to provide the same to the developer, for his production, his ultimate production of a public consultation report. In the details that are provided to the public, he is supposed to present any concerns. I'm sorry, he is to provide information whereby the public will indicate any concerns relative to the Project's potential impacts to the environment, social and economic and cultural impacts, any possible impacts to adjacent properties, and the communities to the proposed project. And any significant impacts by the proposed project to the adjacent properties and communities. . There is no way, in reality, for us to be able to say for instance Mrs. Ingram, and to just be realistic for you to go through a list of water quality issues and Mrs. wants to ask about fish. Individuals and this call are very avid birders. There are people who are interested in the socio-economic benefits of the project. So, we have to work within the constraints of the time that is afforded us. And that is why the 21-day period allows the public more than sufficient time to present any questions or concerns that they may have that may be. That they may not have addressed during this period of time. Your ability to want to have a one-on-one dialogue with the developer. You can ask the developer and see if he is available or the consultants you can seek to engage them in that way. But for the public consultation process, individuals have an opportunity to 1. Get clarification on what the project is really about, because the information the developer is presenting is one that is known to The Government. And The Government can then verify or have them clarify any presentation that may go before them, and then the document for the EIA expressly speaks to all the specifics of what is being proposed and what are the associated impacts. So, the onus is on us as the public to review the document, to identify any deficiencies, any major gaps of concern and bring them to attention in a public forum, so everybody knows “hmm something isn't right here ... y'all didn't do this or y'all didn't do that”—or put that in writing send that through the emails. We will receive that as a overnment and we will review that in light of the document and determine whether or not that answer is truly there, or no. There was a gap, there is a deficiency, this needs to be addressed. We didn't consider this. This also gives us the opportunity to get a feel of what the public's concerns are relative to this project, to make sure that those concerns are amply addressed in the EIA, if it needs to be revised or in the EMP as they seek to move forward. That is the purpose. There is no way we could be on a 5-hour, 8 Hour call for everybody to speak about every particular specific that they may have. That is what the 21 days is for. But this allows a level of interaction in a real, realistic format, and that is all that the law allows and so we have to be in compliance with what the law allows. I hope that was helpful. Mr. Darville, you have the floor, Mr. Darville, are you having some challenges? Alright, goodbye Mr. Darville.

**00:48:04 Mr. Darville**—OK I was muted, sorry about that. But you can hear me now?

Yes, sir we can...



**00:48:09 Mr. Darville**—Yes, I said that you really answered some of the queries I had in responding to Rashema. But a specific thing that really struck at me was the enumeration of a number of species of birds that are in that area and this probably cannot be answered now, but the question is—how are they going to be protected? And most of those birds that were enumerated, they are very shy birds and we cannot afford to drive them out of their habitats. They've been here for a very long time. So that's one area I think is of serious concern, whether or not there is going to be foot traffic in those areas, so probably a driveway to birds, simply because curious people want to see the birds and they are not going to stay around long if that happens. The other answer and I think this will be answered later as well, and that is the... Well, touching on what Rashema said about the water quality and what is going to be done with respect to the (??) that are going to be pouring out into the water, going out over the coral reefs coming from people who have sun blocks, usually sunblock and all of that. So, I know they can't be answered now but I just want them to be aware of those because those are significant things. We cannot afford to lose our birds and whether or not the commercial Fisheries we cannot lose them because they're the ones to who Supply whatever the chain of production for our marine life, to feed our children and future Generations. So, I just wanted to put those questions out there and I know they can't be answered right now.

**00:49:49 James Boink**—Thank you sir. We will take your questions under advisement.

**00:49:56 Mrs. Rochelle Newbold**—Paige McCartney please?

**00:49:57 Paige McCartney**—Hi good evening. Thanks for taking my question. I just wanted clarity because you did mention that there is a court matter regarding the crown land. I wanted to know, but Royal Caribbean has said that you're targeting October to start building? I'm wondering if you have concerns or if you think this group matter will impact your start date?

**00:50:34 James Boink**—So Miss McCartney, we are targeting starting the project once we receive all of our approvals. We are not a party to the matter that I understand is in the Supreme Court. We respect the process and we respect the laws. Based on our council we understand that we are following everything and following the process. So, once we receive all approvals for our project is when we will begin construction.

**00:51:07 Mrs. Rochelle Newbold**—Thank you. Can we have Francis please?

**00:51:19 Toby Smith**—I was not able to join. I wasn't able to join this call so somebody kindly patched me in. This is Toby Smith. Good evening, two more Bahamians on this call. I understand from the physical planning application that you had a zoom call for that also. However, you also had to put it out in the public domain. So, I'm asking you publicly to furnish the zoom call that was recorded, the physical planning call. In addition to that in the blueprints that were submitted both to the Department of Environmental Protection Plan and the physical planning. The blueprints submitted had a surveyor's name, a "Target surveying and engineering." So, in order for you to be able to furnish the documents to get (??) this evening. It was from a topographical survey. It was one of the things done. And so, to obtain a topographical survey, the survey a (??) of the bush every 30 feet a destroyed heron nest. So, my curiosity if Royal Caribbean thinks that they're going to start in October When Miss Newbold said the question-and-answer section is going to be extended until the 12th of October. Then how are you expecting to get boots on the

ground when there's court grinds suing the government, specifically the Attorney General when it's the Attorney General's office that is telling you to go ahead? That sounds rather strange and rather mischievous. So, if your conceitedness doesn't extend to the protection of the herons where the birds' nests are being destroyed, which is your first stab at taking this venture forward, then that sets the precedent of how I think you will continue this venture. It concerns me and I think all the Bahamians should be concerned.

**00:52:59 Mrs. Rochelle Newbold**—Thank you Mr. Smith. You can change the name to your name so it will be reflected in the records.

**00:53:13 James Boink**—So sir, we have not announced that we will be starting the project in October. We will be starting the project once we receive all approvals, so when the process is complete if approvals are received, we will be starting construction. In regard to the alleged incident with target surveying, we spoke with that person. That person disputed your account of the matter. He's willing to provide a sworn statement to that effect and we don't consider that there's an issue. Thank you.

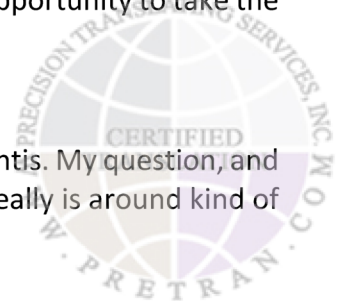
**00:53:56 Mrs. Rochelle Newbold**—Alright, I am not sure these are residual hands that are still there. Mrs. Ingram, are you still asking for the floor?

**00:54:07 Mrs. Ingram**— Yes, I am. Thank you Director Newbold. And it's just a follow-up question because you did a really good job of explaining what this meeting is about, and so we have questions based on this meeting that will not be addressed- which will give the 21-day opportunity for the team Royal Caribbean to answer those questions as well as the PP to look at the questions reflect on them and say whether or not these are things that the group needs to pay attention to. So, does that now mean that in 21 days or thereafter, we will have an actual public consultation to allow us the heavy answers to those questions and how the project proposal has been adjusted?

**00:54:59 Mrs. Newbold**— okay thank you for that. For Clarity the way the 21-Day period works. Tonight, September 8th, from 6 o'clock to 7:15, I think that's 75 minutes, everybody will have an opportunity having read the EIA, to pose questions to the developer, based on the volume of questions that are desired to be posed to the developer and the developer will be able to answer some, in that period of time. And those that are not able to answer in that period of time, those individuals. Will still have up to 21 days from this particular day, to furnish their questions via these email portals, to the developer. The developer could yield responses right back to the individuals or they can put the responses in the public consultation report. Individuals who may not have had the opportunity to be a part of this meeting tonight but would have access to the information, will still have the opportunity to actually read the document like how some of the responses were that the information is in the document. Individuals can review the document and determine whether or not there is validity in that statement that it is in the document, and then come back with inquiries or Royal Beach Club PIAP, and state that "that information, I did not find it in the document, my question is still valid" and this back-and-forth exchange with respect to this question-answer period, is also beneficial to the department itself, because the public may have knowledge of the area that the department, nor the developer may have had,

nor the consultants that went out and did the assessment and created the document may have had. And if that is indeed the case, then once that information is known to the department, the Department then would require a revision of the EIA which would mean that subsequent fieldwork would be required, or as Mr. Darville asked about the particular species of birds and what is being done to address those, those birds in light of the proposed activities, and have that question examined to provide a specific response to the mitigative activities that will be required if that is indeed a true statement or concern. So that is what this whole 21-day period is all about and just so you guys have an understanding, this is only the beginning of the EIA, of the I'm sorry, of the environmental review process. The developer has to produce a document, the document gets looked at, the document goes into the public domain, the public has an opportunity to look at it, the public has an opportunity to question the information and to have their questions met. After this process, the developer has to produce a report of said meeting, with said questions and responses which would then be placed on the Royal Beach Club Paradise Island website, where you would be able to go and look at that document and review those questions and review those comments and you then, if you're not satisfied with those questions or comments, you can still turn around and email the department and say "but X Y and Z wasn't addressed" "A, B and C" wasn't addressed" and we will take a look those comments and those questions that are raised and determine what weight that really is. I want to be very clear here... Bahamians NN-Bahamians, people who are given legal title to the use of land, have the legal right to develop their land, what they do not have is the legal right to develop land that can have impacts that extends beyond their property into other properties, or that would impact the stability of the ecosystem or the environment in general. That is what our responsibility in this department is to do, is to consider everybody's intended use of said land, and living on an island, nothing is more important and more precious and important than the land, to make sure that we can reach a balance, between development, conservation and use and access. That is the important thing that we have to do. Now if this had been a project proposed by a Bahamian, the same process would be followed. The same questions would be posed by this department. The same concerns would have to be addressed. If this project is being proposed by a foreign entity, the same level of review and concern is being placed upon them. That is the only mandate that this department is interested in. all the legalities if they come out one end or the other, what we are going to do to this person, this project proposal, is going to apply to whoever the next one is, right? And as the proponents said, they can't do anything with respect to development until all of their permits are in place. Ours is only the first one. The certificate of environmental clearance is only the first approval process that they have to complete. Then they have to go to the ministry of works, and get their approvals relative to the construction infrastructure that they propose to do on that property. So, I'm hoping I'm being informative to you. There are a lot of comments in the chat as well as there are some questions in the chat. Everything that's in the chat is fully documented would be reflected in the report and if you don't get to them tonight, it will have to be responded to and the documentation moving forward. I want to give Mr. Roberts an opportunity to take the floor.

**01:01:18 Mr. Roberts**—Hi good evening, I'm von Roberts and him with Atlantis. My question, and I'm assuming at this point this is a final draft of the EIA. And my question really is around kind of



the quality of this EIA, in going through it and referencing sort of other EIAs in other jurisdictions and even the most recent announcement cruise port project. It does seem like this one really lacks an impact assessment per SE. there is no real substantive assessment of the impacts, of noise, to the air, operational impacts. You know, the project proposes a water treatment facility which will have some noise and air impacts and other emissions and there's no real discussion of that and any mitigation around any of it. And so, I'd really, I think, first of all, I'd like to ask the DEPP whether you know the process is such that they review the EIA and make sure it meets their requirements and I haven't heard anybody make a statement that it did. But it really does seem like it's pretty light in terms of assessments. Some of the surveying that was done the benthic survey was done on a single day. And I'm not sure that's enough time to really observe the species that are in the area. Some areas and certain surveys were omitted, where it even said in the document that there is an expectation that there would be more diversity of species. So, it really strikes me as, you know, if I was scoring this from my experience with these sorts of things, that this particular is weak and you know, having said that, the process doesn't seem like it's set up to allow us to get all the information and to get the proponents mitigation plan in time to really digest it and understand it fully.

Director Newbold?

**01:03:58 Mrs. Newbold—**I am so sorry! Here I am chattering away and talking to myself. Let me start over. Thank you, Mr. Robert, for your questions and these are the types of questions that we like to get from such interactions. What I was saying was that, once a developer produces an environmental impact assessment, by law he has a right to present that document to the public for review and for consultation. For the consultation process, we as the department have the right, even during the consultation process, to review the document and to highlight any deficiencies, discrepancies, concerns, to validate the concerns of the public May raise. And once the document... I repeat, this is not a final document because the document has to complete the process, which is inclusive of the 21 days and any particular concerns that you may raise as the public, based on the document. I want to say that I see in this chat a lot of people are talking about the questions that they may have submitted in advance for the Royal Caribbean project. And if you have not submitted those questions through the department, I don't know where you guys were sending them, I see people saying that they were asked to send the questions in advance and I'm not aware of that, but it is advantageous that if you did indeed submit questions relative to this project that you include the government's department, such that we can validate that this question had indeed been submitted and the issue had indeed been addressed. And we can't do that if you don't include us in the conversation. Sorry for the communication, so if you submitted questions prior to, I would humbly request that you send them again, and please send them to us, so that we can have them documented for the developer so that he can give a response to it. So, I now go to Mr. Toby Smith AKA, Francis.

**01:06:08 Mr. Francis—**Yes, hi Again. So Royal Caribbean for all the questions that have been sent in, to the only address that was provided by Royal Caribbean for this zoom call. All of the questions that have been emailed through to them. Shouldn't the ownership be on them to share them with you, without everybody having to repeat what they've already done? To send it



through to the government. I'm sure people will send it to the DEPP, but why aren't they sharing this information? None of the questions are being addressed on the call.

**01:06:45 Mrs. Newbold**—as I cannot ... the law requires and expressly states that should the developer receive any questions or concerns from the general public, they are required to share said Communications with the Department. I can say that this department has received no such communication at this time. I will allow Royal Caribbean to confirm whether or not they have received questions for the general public in advance of the meeting.

**01:07:20 James Boink**— so director Newbold, we received a set of questions from Francis, we understand, that we're on a variety of topics that did not seem to be on point. But we can certainly forward those to you. These are questions, a lot about operating our ships and things of that nature. I was under the understanding that this was also sent to you, Director. So, we will forward this onto you actually right now please.

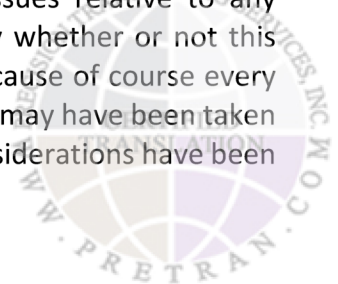
**01:08:01 Mrs. Newbold**—So We did. For clarity, the Department did receive a series of emails from Mr. Smith, regarding a plethora of concerns relative to activities associated which were being laid at the feet of Royal Caribbean, we did indeed receive those, but I see that...

**01:08:14 James Boink**— That is what we received as well, so I think we are covered.

**01:08:21 Mrs. Newbold**—okay so I see Nori, and I see Pam making references to such questions and so guys if you did indeed provide these questions, I don't know who or where they went, you are advised to please send them to us. Send them to Royal Caribbean, as required by law, and as being expressed during this meeting, such that they could be addressed. Mrs. Duncan.

**01:08:54 Mrs. Duncan**—Director Newbold. I need to clarify something with you. You mentioned earlier the process basically is that you guys put together these studies or whatever, that the developer needs to do, correct? Then it comes to the public or the EIA is created, the EIA is put out to the public. The public responds here and by writing in 21 days, to you and the developer, right? And then if we have issues beyond those of the 21 days and the questions that we have asked, we can redress the situation. And so, what I'm trying to understand is that ... you know, after 21 days and the process has happened, where you guys have answered our questions and you guys decide that this project is a go, what is the public's recourse to dealing with questions and studies that have not been completed,

**01:10:22 Mrs. Newbold**—Okay thank you. You guys are making this whole meeting about the department but that's fine, clarity.... Giving Clarity to the public is our responsibility and we definitely don't shy away from that. As it relates to the 21 days, by law that is the time that is given for a review and an opportunity for the public to document its concerns. This is why in all public meetings we do indeed stress, let's stay on point, let's raise issues relative to any deficiencies in the document. Because it hinders the ability for us to say whether or not this project or any proposed project needs the threshold for sustainability because of course every project will seek to be sustainable. But that does not mean that everything may have been taken into account in the production of the document or all the gaps and the considerations have been



identified and thoroughly addressed in the documents. So, the public, the department looking through these documents, anything they see that doesn't make sense, goes back to the developer and says, "okay, but you missed this, you missed that, you haven't addressed this, this is a concern". The developer has an opportunity to come back and say, "okay yeah you're right we are going to do some more work on this and we're going to tweak this and modify that". And that has happened with other projects.

**01:11:52 Mrs. Duncan—** Okay, okay but you're not.... What I want to clarify is that ....

**01:11:59 Mrs. Newbold—** As to your question, which I understand is—if the public still is not satisfied that the document has thoroughly or appropriately or adequately addressed the environmental concern, the public has a right to give challenge to the document, the same way the public did with the Bahamas petroleum company. If you don't like the way you see an environmental assessment going, that is your right as a public to challenge it, right? Like I said, our responsibility as this department, is to look at the factual scientific application as it relates to the environmental concerns, and for us to then give a response to it, that be must be legally able to justify! If we are not, or if the public feels that we are not doing our job, then the public has the right to challenge that, and have the government gives a response to that challenge and that is a matter for the courts to decide. At this point and juncture, what we are trying to do is partner with the public, to get your feedback on the document, to advise us or apprise us of any of these concerns, before a final decision is made.

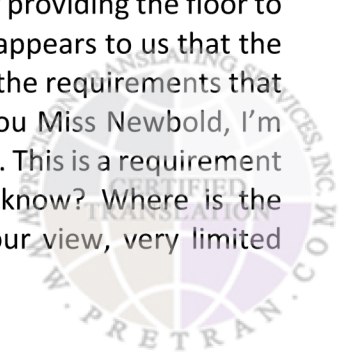
**01:13:18 Mrs. Duncan—** Okay so you're saying after the 21 days and the response from the developer and the government, saying this project is a go. If we have a problem with that, we have to take the government to court or the developer to court.

**01:13:32 Mrs. Newbold—**Yes. Because if the government, if this department feels that this project is worthy of a certificate of environmental clearance, the project will be issued a warrant. And the only way to prevent the issuance, would have been to take out a legal challenge against the project. Because we, from where we would feel that we have done our due diligence in reviewing the environmental concerns relative to the project in a scientific manner, to determine if the project can sustainably be accommodated on the land with the activities and infrastructure that is being suggested, right? So that's that, that's the process.

**01:14:14 Mrs. Duncan—**Thank you.

**01:14:16 Mrs. Newbold—**You're welcome. All right, it is now at 7:12 p.m., and we are 44 participants on the call. I really hope people are asking a question about the document. I see Giselle Pipeburn and yield the floor to you.

**01:14:36 Mrs. Pipeburn—**Can you hear me now? Thank you. Thank you for providing the floor to me. I would just like to add to what my colleague Mr. Roberts has said. It appears to us that the environmental impacts report that we've reviewed, does not comply with the requirements that the ACT requires it to comply with. I'm not addressing this question to you Miss Newbold, I'm addressing it to Royal Caribbean. What project alternatives were evaluated. This is a requirement of the ACT. Where is the assessment of the no Act alternative, you know? Where is the assessment of the operational impacts? There's some very limited, in our view, very limited



assessment of the construction impact. But the more important thing at the end of the day, is what is the operational impact? And we saw nothing of that in this report. So you know the question I think is, where are those things in this report and you know will there be an opportunity, if these things need to be rectified and an additional report provided, where is the opportunity for us to review those things in this public forum, so that we can we can get a fully evaluate the impacts and ask our question based on a full report.

**01:16:12 James Boink—** So thank you for the question. We worked with Keith Bishop, a very well-regarded environmentalist in his firm in The Bahamas. So, if there are very specific areas that you would like us to cover, we will certainly review those again. Our understanding is that the EIA as submitted covers the impact of the site. But, of course, in the spirit of continual improvement if there are specifics that you would like us to look at further, we are happy to do so.

**01:16:45 Mrs. Pipeburn—**What project Alternatives did you evaluate in your report?

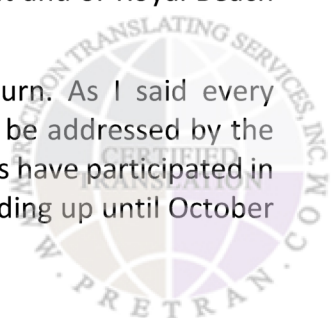
**01:16:51 James Boink—** We looked at areas that would accommodate our project capacity as well as areas that were relatively close to the port. So there just are not locations that offer the land as well as [unintelligible].

**01:17:06 Mrs. Pipeburn—**Sorry you're misunderstanding, I believe the statute requires that for the site in question, you consider what are the comparable project alternatives to the project that you're proposing. And then also a no-action alternative. So, what is the difference in environmental impact for those things? I'm just pointing out that in our view Mr. Roberts made this point earlier but I think that it was taken a little bit as a criticism of the DEPP which it is not really intended to be. It seems to us that the report itself does not cover certain essential elements of the requirements of an EIA under the ACT. And we just want to understand you know, what is the project alternative under the ACT? Where is the no-action report? What is the empirical assessment of the actual operation? What is ... where is the actual environmental impact assessment.

**01:18:19 James Boink—** So we do have Keith Bishop on the line so Keith, I'll ask you to opine on this please.

**01:18:25 Keith Bishop—**Thank you James. Miss Pipeburn, at the start of the EIA process we are required to submit to the Department of Environmental Planning and protection, draft terms of reference, which the department will in turn review and = either accept or request additional. It is under that that we conducted this EIA. I personally think that this EIA was adequate and hence submitted the same to DEPP for review. But the review process is at and at the discretion of the DEPP. And they will make all of the review process and they will return back to us with any questions and that is the process that we still are undertaking. So, if you have additional questions and or comments, please either email directly to the department and or Royal Beach Club, and we will address those as part of this public consultation process.

**01:19:30 Mrs. Newbold—**Thank you Bishop and thank you Miss Pipeburn. As I said every question that is posed during his public consultation meeting will have to be addressed by the developer. So, ladies and gentlemen, it is 7:18 p.m. A total of 65 participants have participated in this meeting. I wish to advise the meeting is coming to a close notwithstanding up until October



12th of 2021 at 5 p.m. The public has the opportunity to continue to issue any questions or concerns that they may have, relative to this proposed development. We do encourage you that if you had previously submitted any questions, to any entity prior to this meeting, that you would indeed resubmit [inquiries@DEPP.gov.bs](mailto:inquiries@DEPP.gov.bs). We also acknowledge that there are questions and there are some comments that are in the chat that will be reflected in the report and for those which are.... Questions will be answered, comments will be noted because there is no answer to a comment. A comment is a comment given. And we encourage anybody who seeks further clarity with regards to the process to reach out to the department. We will try to answer any of your questions or concerns relative to the process or to the document, such that you feel that we have at least been receptive to a dialogue. If anybody wishes to reach out and I don't think I'm speaking out of turn here, to Royal Caribbean with regards to any further communication or interaction between themselves and the proposed developer, you can feel free. I think it's okay, right?

**[unidentified man]** —Absolutely, we absolutely agree, thank you.

**01:21:46 Mrs. Newbold**—Alright, so I think now that we have made those introductions and I think everybody can say at least they have an understanding, a level of understanding about each other, that we've opened that door, such that people can feel free enough to make these particular requests. I'm so happy to say that I have concluded another public consultation meeting I didn't have to throw anybody out the room, I didn't have to mute anybody, and while I appreciate the concerns that people may feel that this is not enough time, I also reflect on the fact that when Bahamians start talking, there's never enough time. But we have to do as much as we can, with the time that we have and then we are given another 21 days for individuals to seek to have some further clarity provided to them by both the developer and the department. So please utilize that right, and as I said before with respect to the question of "I still don't like what you guys are saying and I really, really truly really believe and I have evidence to prove that if this is going forward this would have a most horrific environmental impact..." I'm not just saying this for this project, I mean for the whole process of public consultations. In 2020 we have made great strides with environmental legislation that never before we had. I thoroughly encourage the public to test, to demand, to agitate for those legislations to be followed, to be implemented and to be acted. It is your right to do so and we seek to help you in that. So, I thank you so much guys, be safe, and please be safe with this covid situation. I thank you and goodnight to all.

**01:23:38 [Royal Caribbean Panelists]**—Thank you everyone!

**01:23:38 Nick Rose**—Goodnight

**[END OF TRANSCRIPT]**

