

Finely Cay Stakeholder Engagement Log

The following table outlines the communications during the public consultation period for the Finley Cay project. With respect to verbal comments from the public meeting, minor edits were made in the written log for clarification. An unedited full version of the public meeting can be accessed on the project's website. Official responses to the comments posed to the project are posting to the project's website.

#	Date	From	Comment	Response	Response Date	Response via
Public Meeting 16 October 2020 - Verbal Comments						
1	16 October 2020	Diane Holowesko	Read by Director Newbold from the chat: I would appreciate knowing whrat the tents are made of walls, floor, roof, the total square footage of each tent the night. I think that was to be the height of each tent and the total square footage and height of the small owners home.	Design Elements: The EIA document has attachment to it that applies to it. And also has a website linked to it where you can go and you can find the structure. The good thing about it is that if you look up S o l a l e y a dome space, OK, that would give you it along with it in the back of the EIA appendix one has the manufacturer specification. And so the maximum height of the structures is twenty five feet. This would be the owner's resident. This is, this is the at the highest point. This is the highest structure, that structure that would be there. All of the other structures are significantly lower inside from that. I trust that question correctly, but I would remind everybody that we will every question that's here tonight, we are going to follow up with a formal response to those which will be posted on the website. Thank you.	16 October 2020	Verbal response in meeting
2	16 October 2020	Pericles Maillis	I have many questions, Madam Director, have a formal letter which I would like to read into the record that covered some of it,	Design Elements: The project acknowledges receipt of the formal letter from Mr. Millis and provides a response to said letter in #s136-139 below.	27 November 2020	Posted to project's website

#	Date	From	Comment	Response	Response Date	Response via
3	16 October 2020	Pericles Maillis	and then specifically the fundamental first question is, can you explain to the public and to me the rest of this discussion process	<p>Director Newbold (DEPP): With respect to your concern about the process, if it is found after the public consultation that for any reason there has been some deficiency with regards to the document that must be addressed before for the consultation on the proposal can move forward, then that would have to happen if after that information has been provided and it is still felt that the proposed activities can happen in tandem with without significant damage to. If there is nothing that prevents that from a scientific perspective or a legal perspective, then the owner of the property should be allowed to utilise the property in the manner in which he has described. This entire process is to get us to that point or to get us to its complete opposite. That is the reasoning, that is the process behind this and for every future, public consultations that will come through the department.</p> <p>the developer has to answer the questions posed by the public and consideration for the revision or revocation of anything associated with the EIA must come to some final determination once the EIA can be finalized and everybody's happy with the information, although there will never be a point when everybody is happy. But when there is no scientific information that contravenes what is being proposed or not legal contravention of what's being proposed, then the individual who has the legal right for usage of the line would must be allowed unhindered to utilize the line. So when we can get those two sides to meet, then we can move on to an EMP.</p>	16 October 2020	In public meeting

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4	16 October 2020	Pericles Maillis	if people like me and the public going to see the EMP?	<p>Director Newbold (DEPP): During Ms. Ferguson's presentation she made many references to an EMP. You will note that there is no EMP that has been posted on the developer's web page nor on the government's website. As it stands right now, there is no finalised document. That document is still being developed. The document cannot be finalised until such time as all matters, addressing the EIA are fully considered.</p>	16 October 2020	In public meeting
5	16 October 2020	Pericles Maillis	<p>Because what I'm understanding, make sure I understand this clearly, what Ms. Ferguson is saying is that the study is inadequate because they didn't cover the months of late, they all left all of July and August and the actual date they went there, which is the fourth day. So they missed the coming of the members of the egg birds, as we call them. The naughty turns, the region's bridle and laughing gulls that come in and like where the houses and buildings are going to go, that is windshear coppice over torrentially Iron rock, where the main pigeon nesting is, is white land and thatch. But but this guy makes no mention of of the sea birds and it's fundamentally scientifically flawed. And there</p>	<p>Design Elements: The precedence has already been set on the significance of the site as an important bird area in its designation as a Wild Bird Reserve and the inclusion of the zoning orders. The project concedes that there is sufficient evidence to demonstrate the historical use of the islands by seabirds and that it is highly likely that seabirds are still using the island.</p> <p>As the seabird nesting season May – August coincides with the White-crowned Pigeon nesting season April – September, all considerations for the White-crowned Pigeon would also apply for Seabirds. Consideration including no construction during the breeding season for the construction phase and post construction regulations for use of the island during the breeding seasons as outlined in Owner's commitments as outlined in section 4).</p> <p>The EIA document indicates that avian studies would continue as an ongoing program in the conservation</p>	27 November 2020	Posted to project's website

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			can't be, as I understand it, the developer wants to be allowed to start construction. And then still those studies show it will be all over and finished. And that that's the first question.	management of the island to collect data through all seasons. Additionally, avian studies will be conducted monthly during construction during construction.		
6	16 October 2020	Pericles Maillis	But so I really need you to explain to us how the rest of this is going to be. Are we going to have a town meeting in Spanish wells, which is the most affected communities, as well as people of long, long histories with this island and going back and forth?	Design Elements: The project acknowledges the long history of the Spanish Wells community with Finley Cay. A meeting was held on 22 November 2020 with members of the Spanish Wells community which included hunters and Fishermen. Comments from the meeting are outlined in 179.	27 November 2020	Posted to project's website
7	16 October 2020	Pericles Maillis	I have a letter from the District Council, which I will pass into the record if you turn the camera on it. But it's addressed to me 16th of October and it says, I directed the advisor to start every meeting of Spanish as well as district council held on the 15th of October. The council voted unanimously to support your cause, opposing the proposed development of the cay.	Design Elements: The project acknowledges receipt of the formal letter from the Spanish Wells District Council received from Mr. Millis and provides a response to said letter in #135 below.	27 November 2020	Posted to project's website
8	16 October 2020	Pericles Maillis	Now the city is in the governance of the area of local government. This is to assist the district. But	Design Elements: See response to comment #6.	27 November 2020	Posted to project's website

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			hundreds and hundreds of men on Spanish wells love hunting and who were taught banding and conservation by coming to this cay and since then have been looking after and making sure that summer poaching and that was there in the 60s and 70s. They want to be heard on this.			
9	16 October 2020	Pericles Maillis	So are you going to have a town meeting in Spanish Wells, one on Governors Harbour and one in Nassau that's free of the covid locked down and something that the public can attend or do we have to do everything like this on Zoom?	<p>Design Elements: See response to comment #6 with regard to additional meeting in Spanish Wells.</p> <p>As there is no way of knowing when the country and the world will be free of covid restrictions on social gatherings, it is not practical to extend the public consultation process until this can be done.</p>	27 November 2020	Posted to project's website
10	16 October 2020	Pericles Maillis	But as I said, the Calenders of Nature will not study.	<p>Design Elements: See comment # 5</p>	27 November 2020	Posted to project's website
11	16 October 2020	Pericles Maillis	And I'm going to make a very detailed presentation. I speak not only for myself, I don't speak for the National Trust. I did back in February of 2018 but I resigned from the trust in a friendly way and even took my wife off the membership because I became chairman of the Subdivision and	The project acknowledges the statements in this comment.	27 November 2020	Posted to project's website

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			Development Appeal Board and to prevent conflict of interest and people saying I couldn't sit on hearings that were environmentally sensitive, I had to leave, I stood down from the council and so forth. So I don't speak for the trust, although I am now a new member again. But I speak for family. I speak for people in average. I'm going to give you a full list of the names.																																			
12	16 October 2020	Ancilleno Davis	Read by Director Newbold from the chat: In the EIA, there is a core discrepancy in the area of the island. The land area quoted by Design elements and the island ownership is 17 acres. The Bahamas national trust in their report on the island referenced a land area of 13 acres. When I did a satellite assessment of the island today, the 17 acre value most closely represents the Broadleaf evergreen forest area without the Black Mangrove wetland.	<p>Design Elements: A satellite image was produced for the island, based on drone imagery acquired on 30 October 2020. Measurements for the island based on the satellite image are as follows:</p> <table border="1"> <thead> <tr> <th>Ref</th> <th>Vegetation Type</th> <th>Size (Acres)</th> <th>Relation to reference size</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Black Mangrove</td> <td>5.73</td> <td></td> </tr> <tr> <td>2</td> <td>Buttonwood</td> <td>0.11</td> <td></td> </tr> <tr> <td>3</td> <td>Buttonwood</td> <td>0.98</td> <td></td> </tr> <tr> <td>4</td> <td>Total Wetland</td> <td>6.82</td> <td></td> </tr> <tr> <td>5</td> <td>North-western Upland</td> <td>6.89</td> <td></td> </tr> <tr> <td>6</td> <td>South-eastern Upland</td> <td>6.23</td> <td></td> </tr> <tr> <td>7</td> <td>Total Upland</td> <td>13.12</td> <td>Consistent size indicated in Convey</td> </tr> </tbody> </table>	Ref	Vegetation Type	Size (Acres)	Relation to reference size	1	Black Mangrove	5.73		2	Buttonwood	0.11		3	Buttonwood	0.98		4	Total Wetland	6.82		5	North-western Upland	6.89		6	South-eastern Upland	6.23		7	Total Upland	13.12	Consistent size indicated in Convey	27 November 2020	Posted to project's website
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				8	Total Shoreline (Rocky shore & Beach)	4.03		
				9	Total Land (Upland and Shoreline)	17.15	Consistent with reference in EIA and references in literature and	
				10	Total Acres	23.97	Consistent with comments made in public consultation relative to size.	
				<p>An interactive map has been placed on the website for parties interested in verifying this data independently.</p> <p>As the Black Mangrove system occurs along the coastline and interior sections are connected to the coastline it would appear that it has not been included in the total acres.</p>				
13	16 October 2020	Ancilleno Davis	Read by Director Newbold from the chat: Within the EIA document the Black mangrove area is indicated as 30% so that must be adjusted if the area actually owned is only 17 acres.	Design Elements: The figures indicated in comment # 12 above have been included in an EIA addendum.			27 November 2020	Posted to project's website

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14	16 October 2020	Ancilleno Davis	<p>Read by Director Newbold from the chat: Does this mean the Mangroves will absolutely not be developed?</p> <p>Does it mean that there will be no boardwalks etc into the mangroves?</p>	<p>Justin Etzin: I'd like to answer the question absolutely the the mangrove area will not be developed. There will be no boardwalk's into the mangroves and the mangrove area will be left completely natural.</p> <p>Design Elements Post meeting response via submission to website: The conceptual plan submitted in the EIA shows no structures in the mangrove area. Additionally, there was no reference to any development proposed for the mangrove area anywhere in the EIA document.</p>	16 October 2020	Verbal response in Public Meeting
15	16 October 2020	Ancilleno Davis	<p>Read by Director Newbold from the chat: And the second question was the overgrown habitat, despite not being old growth, native habitat may be of significant use to birds and other species that are, that have become accustomed to their presence. Removing them may have an unknown impact to those species. Surveys need to be planned to include at the secondary growth areas as a habitat type.</p>	<p>Design Elements: Clarification was needed for this question.</p>	27 November 2020	Posted to project's website
16	16 October 2020	Ancilleno Davis	<p>Yes. Can I add some clarity? I'm talking about the roadways and pathways that were cleared previously and that have regrown</p>	<p>Design Elements: Thank you for the clarification. Let me start by saying the paths that are on the island were already there already and they are growing up with invasive species.</p>	16 October 2020	Verbal response in Public Meeting

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			<p>or implied the EIA. You kind of indicate them as almost like dismissively that these these areas will be removed and replaced with all car pathways and planted with native habitat. But in truth, it is habitat that the birds have been the birds or other species have been using for X amount of years. So especially with migratory birds that come down and use the the little insects and stuff that are inside those areas, that is actually a very popular area for migratory species. So if you just go and remove it very suddenly, that can that can create an impact. And as we have all recognized, the surveys that have been conducted didn't really represent the migratory bird season or the summer bird season. So how are you going to maybe mitigate that major effect by these pathways?</p>	<p>Now, what is being proposed is to reduce the size of those existing pathways by doing a habitat restoration exercise that would restore them back to their original vegetation type of dry broadleaf evergreen formation, which we know because, that this is the vegetation type that's similar along the path. So the proposal is to remove the invasives and do the habitat restoration and have the parts very limited to about six feet only to be able to accommodate golf cart in there. So after the exercise is finished, you will essentially have an area that mimics what was always on the island existing.</p>		
17	16 October 2020	Ancilleno Davis	<p>And that also leads into one of my other questions, which is, the pathway area is really very large, comparatively speaking.</p>	<p>Design Elements: See response at #16</p>	27 November 2020	Posted to project's website

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18	16 October 2020	Ancilleno Davis	And is there is it possible perhaps the owner can respond to this? Is it possible to change these plans and move the owner's house closer to the dock,	Design Elements: See response at #16	27 November 2020	Posted to project's website
19	16 October 2020	Ancilleno Davis	maybe move the R.O. facility closer to the other housing	Design Elements: site of the R.O. plant is along an existing trail and was chosen to allow for minimal impact to intact vegetation during installation. Relocation to any other relocation will result in the loss of native habitat.	27 November 2020	Posted to project's website
20	16 October 2020	Ancilleno Davis	and reduce the total impact of all these pathways that you have proposed on the area and potentially move make less impact to that high density nesting area?	Design Elements: See response at #16	27 November 2020	Posted to project's website
21	16 October 2020	Director Newbold	Miss Ferguson, the question was, who cleared and when were these parks cleared?	Design Elements: As I indicated when we went there when we did the investigation, the paths were on the island at the time of the survey. At the time when I went to the island, the path was there. I did historical image search to see whether or not there was any clearing leading up from the time of the 2017 and up until the time that I got there and all indications is that the paths with there are, prior to the owner acquiring are in the police.	16 October 2020	Verbal response In Meeting
22	16 October 2020	Matthew Jeffery	Read by Director Newbold from the chat: why are so many buildings required seems that are	Justin Etzin: We consulted with different agencies to try to work out exactly how many structures above and beyond	16 October 2020	Verbal response In Meeting

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			such a small footprint would be appropriate.	<p>the owner's home were needed. We created on the plan a conservation center. The idea for the conservation center was to encourage students to be able to come here under the guidance of either the Bahamas National Trust or another society. We would obviously welcome having them in the Bahamas National Trust to be able to do the banding. In addition to that structure, we just have two warden tents or should I say two visitors tents and a wardens tent. If it was felt that we didn't need all three and we could do it with two, then would be very happy to reduce that. But having an additional tent doesn't seem to be an issue and would be more beneficial to allow. More than one student to be able to attend at a time or to be able to have whoever is doing the banding to be able to stay on the Cay as well.</p> <p>Design Elements: I'd like to add something to that with respect to the location where the tents are. There is a protocol in place that will be put in place for identifying the exact location of the structures on the site, so at the time when it comes to select a site, there's going to be a ground truthing exercise to find the area of least impact. So the area where, just to back up, the area where the structures are going to be, trees are going to be removed from that area for the habitat restoration exercise. A nursery area will be created on the site to hold them until the habitat restoration is completed. So we're going to go in at the time clearing, tagging of trees for removal, removal of trees for</p>		

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				<p>future use in the habitat, restoration in the area of destruction. So what this is doing is we've calculated the amount of area to be removed for other structures, and we compare that to the amount of area that will be restored and taken into consideration, the project would actually be, what I say, have a net positive impact on habitat, given the circumstances.</p> <p>Design Elements Post meeting note: The developer has proposed a reduction in the buildings from 5 to 3.</p> <p>The three buildings will be used as follows:</p> <ol style="list-style-type: none"> 1. Conservation Center (to be utilized by the owner on visits to be scheduled outside of research visits) 2. Researcher's housing 3. Caretakers accommodations 		
23	16 October 2020	Javon Rolle	Read by Director Newbold from the chat will this meeting be recorded?	<p>Director Newbold (DEPP): Yes, the meeting will be recorded and it will be posted on the project website for everybody to be able to refer back to.</p> <p>Design Elements Post meeting note: The recording can be accessed on the project website: https://finleycaypublicconsultation.com/virtual-public-consultation/</p>	16 October 2020	Verbal response In Meeting

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24	16 October 2020	Lisa Sorenson	Read by Director Newbold from the chat will the island be inhabited year round by a caretaker?	<p>Design Elements: Yes, and that that was one thing that should have been added, and that was the reason why there was a dedicated unit for a caretaker so that somebody is on the island year-round. This will assist in some of the other objectives that helped with the presence on the island in terms of the hunting, in terms of the coming on to the island and starting campfires, which was identified as one of the potential impacts associated with the island.</p> <p>Fires was identified as one of the significant impacts of potential impacts to the project, not only if the project occurs, but also if it does not occur and the existing trail system will be used as natural firebreaks. So and this goes back to the statement that Dr Davis asked in terms of letting them stay, letting the path stay as they are the path, the final base will be a sand base, but a path will be set, will be done, which will just be used for the golf cart. But what this will do by having the six feet there is it will create around the islands all island off into natural firebreaks. So if there is a fire on the island, the entire island will not be destroyed by fire. Again, like I said, this is a potential impact whether the development happens or not, this is a potential impact that will be that has been identified. In the case of if the development happens, there is a management plan in place to address it, to minimize it and to mitigate the occurrence from happening as opposed to if the island is left unattended and nobody is on it ,</p>	16 October 2020	Verbal response In Meeting

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				<p>then it's subject to persons coming on and having camps and the potential for fires.</p> <p>Design Elements Post Meeting Note: Page 17 of the EIA document indicates that <i>"The island will be managed by a full-time caretaker that will be replaced with a substitute during times of absence to ensure full time presence on the island."</i></p>		
25	16 October 2020	Pericles Maillis	I'd like to know if this is the pattern of the future? I had quite a lot to say and this is questions and answers in two minutes.	<p>Design Elements: This question was posed to Director. In responding to other comments Director Newbold and the project made multiple references to having to adjust to this type of forum in light of the current global situation resulting for the Covid restrictions.</p> <p>We wish to make it clear that the project does not speak on behalf of the DEEP in this or any other regard.</p>	27 November 2020	Posted to project's website
26	16 October 2020	Pericles Maillis	I want to know. How all of these buildings match the spirit and the letter of the zoning ordinance, zoning and what a very clearly says, Building includes and defines its buildings, additions to building walls, fences, boundary walls, etc., no presence of any buildings upon the area of land described in the shadow except buildings related to the enhancement and the preservation of the cay and natural state. All right. And so this isn't just	<p>Justin Etzin: Yes, I'd like to respond. The first question was, if the owner just wanted to build a home, that that would be one thing, but he's wanting to build all these other structures. Well, the other structures and I'm wanting to build are to help the reservation of the birds, to study the birds and to carry out the first banding program in the Bahamas to study the white crown pigeon. Now if the experts believe that we white crown pigeon, that we don't need to have scientists or ornithologists carry out any banding and instead just carry on with shooting the birds instead, then that's the advice we'll go with and we will decide.</p>	16 October 2020	Verbal response In Meeting

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			a matter of the owner would like to have a house there and so forth?	<p>We will discontinue with the banding program. We will discontinue with that. And then I would ask to just be able to build a small home on the island. But I wanted to do something much more than just build a home. I wanted to protect the cay in its natural state. And times change, you know, we're all sitting here at the moment on a call, and I think even after the pandemic finishes, this is probably how town meetings will be done. It's more convenient for people. More people can be involved. More people can say what they feel they need to say. And with regards to the actual island. More people have boats, people can come to the island, they can light fires, they can have campfires, they can visit, and if there's no one there monitoring what is being done, whether it's shooting the birds and there are cartridges that are found all over the island where people come, it might be illegal to shoot the birds, but that doesn't stop people coming along and shooting. It might be illegal to come along on to the island and light a campfire, but that doesn't stop people doing that. So, again. All I'm trying to do is add something extra on and take the advice of organizations that do care about the white crown pigeon and see if there is something that I can fully sponsor to assist the Bahamas in that. If it is deemed that we don't need so many structures, then I'm happy to amend that part of the proposal. Thank you</p>		
27	16 October 2020	Pericles Maillis	How is this project compatible with keeping this island in its natural state?	<p>Design Elements: See responses for #22 & 26</p>	27 November 2020	Posted to project's website

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28	16 October 2020	Pericles Maillis	And so what you're going to need to have much more public consultation, I don't consider this meeting with these kind of Internets and people still at sea in the outer islands and so forth adequately, I'm going to do and lots of things in writing to you and to all over the place.	<p>Design Elements: See responses for # 6.</p>	27 November 2020	Posted to project's website
29	16 October 2020	Pericles Maillis	is the Department of Environmental Planning Protection aware that nobody has looked at how many other small islands that were formerly very important pigeon breeding islands and built upon by nice people, and they left bush and so forth, but they fade away. Garden Cay Foot Cay and two of the schooner Cays.	<p>Design Elements: While this question was posed to Director Newbold and the Department of Environmental Planning and Protection, the project would like to respond by saying that a comparative analysis was conducted with Foot's Cay and it is the projects position that when all factors are taken into consideration – size of the islands, area of development and regulation of activities; the limited amount of structures proposed for Finley Cay, the proposed use of the structures and the implementation of procedures that regulate actions of individuals on the island; the works proposed by Finley Cay are highly unlikely to yield the same results as other Cays mentioned.</p> <p>The two main factors to consider is loss of habitat for structures and the actions by individuals that use the island. The project is of the opinion that the minimal amount of habitat that will be relocated for structures are not a threat to avian population and has addresses the actions of individuals using the cay in a set of restrictive convenances.</p>	27 November 2020	Posted to project's website

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				Comparative analysis of Foot's Cay is addressed in the EIA Addendum and a comparative analysis of several other small island developments is included in Appendix 21.		
30	16 October 2020	Pericles Maillis	Are you aware of the fundamental issue in this case? And it is whether or not this island will continue to be not now speaking for generations to come. A huge bird rookery for pigeons and for the sea birds that are not being mentioned, whether from oversight, mistake or whatever. where the buildings want to go is where they use the nest. But is this cay going to survive and be what it was before?	Design Elements: See response to #29	27 November 2020	Posted to project's website
31	16 October 2020	Pericles Maillis	I'd also like to ask if anybody in your department has ever been on a tern breeding cay like here. And I saw the minute you step ashore, hundreds and thousands of birds get up in the air and fly around worried and trouble until the humans leave. This island needed silence and protection and to be left in its natural state	Design Elements: While the question was posed to Director Newbold, the project would like to respond by saying the disturbing footage submitted of a couple accessing the cay during the breeding season and molesting young chicks clearly demonstrates the birds response to indiscriminate human contact. And as the footage clearly demonstrates, the island is subject to such occurrences already. An extended version of the footage was uploaded to YouTube that	27 November 2020	Posted to project's website

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				<p>shows another party of 6 persons arriving to the island as the couple was leaving.</p> <p>The footage has been uploaded to the project's website at http://finleycaypublicconsultation.com/video</p>		
32	16 October 2020	Pericles Maillis	Are you aware that the EIA says it's all or nothing, either he gets the five million dollar development or not? Well, then it's nothing if the science is properly taken care of. Thank you for letting me say all that.	<p>Design Elements: See responses to comments # 2 and 26 which demonstrates that there were other alternatives considered. Additionally, the project has made additional amendments to the proposal to take into considerations of the public consultation process.</p>	27 November 2020	Posted to project's website
33	16 October 2020	Ancilleno Davis	So with my experience and delivering student research and leading classes internationally into the Bahamas, there's seldom a time when you have only one or two people on a team. And it's also not that very safe. And you can confirm this with the staff of the Bahamas National Trust. You wouldn't send just two people into the field. I feel that it would be better for you to have one larger building and the warden's house and the Exuma Cays Land and Sea Park is a good example of this, where you have one building that has a lot more functionality as	<p>Design Elements: There were several reasons why those particular structures were chosen.</p> <p>One of them is for storms, for hurricanes. There was a concern that whatever was placed there had to be able to withstand hurricanes and not end up in a situation where you would have the structures destroyed and become debris and then the island abandoned. So that was one thing.</p> <p>The next thing was the structures was chosen because of their small size. So to sort of be nestled within the vegetation and not stand out. And somebody asked the question earlier about the height of the vegetation and you would see that the height, I'm sorry, the height of the structures, you would see the height of</p>	16 October 2020	Verbal response In Meeting

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			<p>opposed to several dispersed buildings, which might seem cooler and more fancy and comfortable. But they have a bigger a much bigger footprint and there's a lot more maintenance and stuff to be carried out. Would you consider adjusting that</p>	<p>the structures is in keeping with the height of the vegetation so that you don't have these structures popping out and looking like huge monstrosities.</p> <p>And that decision was made to try to keep the island as harmonious as possible and put the structures of land in.</p> <p>Justin you can go ahead and add to that if you want to, and I think Dr. Davis was directing his comment to Director Newbold, asking if the department would be amenable to his recommendation. So, Justin and then director, please.</p> <p>Justin Etzin Thank you, Tanya. Yes, we are holding this public consultation to get concerns addressed, and if it was felt that it was, it would be better to have a larger structure, then, of course, we will consider that. But as Tanya said, the idea was to have structures that were as Nested and as unassuming as possible. And as you said, you know, it's not normally just one person that would come out and conduct a study and hence why we needed a few small structures to accommodate the people. But, yes, we will, we will consider those points.</p> <p>Director Newbold (DEPP) Not sure what question was posed to director to myself in terms of my ability to respond,</p> <p>Tanya Ferguson (Design Elements)</p>		

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				<p>the question was what the department be amenable to a one large structure as opposed to smaller structures scattered.</p> <p>Director Newbold (DEPP) The department will review all information in light, as I said, of two particular issues whether the scientific information would lead us to one particular position or whether the law. I would say it has to be another way, and putting the two of them together would result in what we have to say. The purpose of the public meeting is for the public to give input, to raise questions, to identify gaps, because everybody doesn't know everything, because, in fact, we could see everybody saying all sorts of things. At the end of the day, we would have to take another look at each project after a public consultation and determine whether or not the comments and the questions and responses. When added up, makes sense for an environmental program, a project or activity that would be in keeping with a balance. And like I said at the very beginning, this particular island, because of the legal mandate that overlays it, is peculiar. In that it is very much different than any other project that we are presently or we would most likely to have to come back to under a under a review process, I see in the numerous people are asking for clarity as to the no build status of the cay and what has changed since some persons had said they had attempted to buy themselves or they had considered wanting to buy it themselves. And I do not know, if the developer</p>		

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				<p>wishes to provide any response to that question. About the legality of his ability to go ahead and if approved, because would he be able to do one structure to structure for structure or no structure?</p> <p>Tanya Ferguson (Design Elements) Can we leave it at that? Can we leave it at saying that all of all of the questions in the chat will be addressed as best as possible afterwards? Because that is that is something that he would have to consider, as you alluded to, your respective.</p> <p>Director Newbold: We accept that response that he may wish to consult with his lawyers before making any statements on that point.</p> <p>Design Elements post meeting note: See comments 22 & 26</p>		
34	16 October 2020	Ancilleno Davis	and maybe not using this particular style of building, which cannot be layered or multistorey to drastically reduce the footprint?	<p>Design Elements: See comments # 33</p>	27 November 2020	Posted to project's website
35	16 October 2020	Ancilleno Davis	Ok, Director Newbold may I make my final contribution, I would like to have my recommendation put into the official record that one, the distance of the owners property, the owners house from	<p>Director Newbold (DEPP): Ok, and let me reiterate, because nobody needs to ask for this to be a part of the record. Anything that is said today or is written in the chat is automatically part of the record. No part thereof will be removed, edited or erased. Everything that is recorded will be placed as is</p>	16 October 2020	Verbal response In Meeting

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			the dock and spread out of the different housing is excessive.	unedited for all and sundry to see that should be inclusive of the fact that there are thirty five participants participating in this meeting and one individual who is on site, which would be Mr. Maillis.		
36	16 October 2020	Ancilleno Davis	The number of housing buildings is more than necessary,	Design Elements: See comments 22, 26 & 33	27 November 2020	Posted to project's website
37	16 October 2020	Ancilleno Davis	and also that the EIA does not accurately represent the total square foot area of the impact that will be presented to the environment.	Design Elements: See comment#12	27 November 2020	Posted to project's website
38	16 October 2020	Ancilleno Davis	And I would recommend that if there is any development, it would be limited to conservation center that doubles as housing and seeing as the owner is only expected to be there for a few occasions throughout the year, working to coordinate that in relation to any research activities that occur	Design Elements: See response to comments 22	27 November 2020	Posted to project's website
39	16 October 2020	Ancilleno Davis	and also to accurately represent what footage area would be included in the landing sites, because that does take up space when you have the dock and the	Design Elements: See response to Comment #12 Design Elements post meeting notes:	16 October 2020	Verbal response In Meeting

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			landing site for offloading equipment and all these different facilities that will be around the property.	There will be minimal to no impact from a landing area associated with the dock. A landing craft with a low draft that can be beached will be used for the delivery of supplies. Protocols for rodent control will be outlined in the Environmental Management Plan.		
40	16 October 2020	Ancilleno Davis	So I do recommend that the number of buildings are reduced.	Design Elements: See comments 22, 26 & 33	16 October 2020	Verbal response In Meeting
41	16 October 2020	Ancilleno Davis	and the distance along pathways that connect the buildings be reduced by bringing them closer together or eliminating buildings altogether. That's my official recommendation. Thank you	Design Elements: See response to comment # 16 with regard to the pathways. See response to comment # 22 with regard to reducing or eliminating buildings.	27 November 2020	Posted to project's website
42	16 October 2020	Alexander Maillis	Read by Director Newbold from the chat: Question for the owner, if approval is denied for your development, do you intend to sell the Cay or continue to be its custodian for conservation purposes?	Director Newbold (DEPP): And in fairness to you, I mean, that is something that you might have to think about. I don't know what what I'm saying is I would not think that we should hold it against you if you say I have to think about that question, because that that's a very loaded question. Justin Etzin I will have to consider all my options if this is not approved. And those options, which would include either reducing the footprint, just carrying out other activities there, but no, I don't intend to sell the cay. And I have no plans to do that and won't and won't be doing that, but I will be stopping all hunting on the island as the owner. Thank you.	16 October 2020	Verbal response In Meeting

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43	16 October 2020	Casuarina McKinney	Read by Director Newbold from the chat: what is the intended plan for mosquito control? There are a lot of mosquitoes on finley cay and they are important food source for other animals. I don't see any details of this in the EIA.	<p>Design Elements: Thank you for the question. The EIA identifies that there will be no pesticides used on the island. What will be used to control mosquitoes? This these two things to happen with your hands (clapping). That's the best way I can answer that. That's just what comes along with being on an island. It is it was clearly identified that there were bird species there that depended on the insects and there'll be no pesticide use on the site.</p> <p>Design Elements post meeting note: Page 71 of the EIA document indicates that <i>"A Pest Control Plan will be developed to identify control measures for mosquitos and plant pest & disease that does not adversely impact the natural environment and wildlife. "</i></p> <p>Add to this.</p>	27 November 2020	Posted to project's website
44	16 October 2020	Ancilleno Davis	Read by Director Newbold from the chat: there should not be any chemical control of insects.	<p>Design Elements Page 70 of the EIA document indicates that <i>"Chemical application use in plant maintenance is known to cause direct death to birds from contact with the substance. As pesticides target insect pest, the decrease in the number of insects indirectly affects birds as a result of the corresponding decrease in the amount of food source for insectivores. "</i></p> <p>No Pesticides will be used for insect control</p>	27 November 2020	Posted to project's website

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45	16 October 2020	Alexander Maillis	Read by Director Newbold from the chat: anyone knows when or how these existing paths came into existence	<p>Director Newbold (DEPP): I think you answered it in part already with Ferguson, but I'll put it out there.</p> <p>Design Elements: Yes, we I have no knowledge at this moment of how the path came in. The only thing that I have, like I said, give my due diligence, was to do historical image research. And based on that search, it did not appear as if the pirates came after the possession by the current owner.</p> <p>Director Newbold: And for clarity, what you said was the parts were there previously to the new owner.</p>	16 October 2020	Verbal response In Meeting
46	16 October 2020	Pericles Maillis	Had to be, yes, ma'am, but you need to hear that from the.	<p>Justin Etzin: Yes, I can confirm that when I purchased the cay, the paths were already there.</p>	16 October 2020	Verbal response In Meeting
47	16 October 2020	Pericles Maillis	Do you accept the premise that you need an educated constituency to ask the right questions and so these sort of things require the public to have a great deal more education and training as to what is involved and what these are about and the pigeon biology, the history of pigeon management and banding	<p>Design Elements I would like to answer by saying at the beginning of the presentation, I indicated that this is the beginning of the public consultation process. We have an extensive comprehensive stakeholder engagement plan that will that not only includes public consultation, but also includes consultation with smaller focus groups. As I mentioned before, the hunters, the fishermen, the community, all of these would be considered smaller focus groups where it it's felt that. More productivity</p>	16 October 2020	Verbal response In Meeting

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			<p>in the country and so forth. You need to have an educated constituency. And in this case, that doesn't mean school learning. Spanish Wells as community already had their say. They've been there. They know it. Do you accept that public education is a necessary prelude to a proper consultation? That's my last question. And several thousand others.</p>	<p>would be what we would come out of those groups if you had the person scabbed, that will focus on those particular areas of interest.</p> <p>Design Elements post meeting note: See response to #9 with regard to additional meeting held with Spanish Wells community.</p>		
48	16 October 2020	Pericles Maillis	<p>So that will be a part of the consultation process, the stimulus that you're going to have and give us more at the door.</p>	<p>Design Elements: Right. And again, this is this is a different forum. This is a forum that's two fold. It is. We are required to do this by law. So we are fulfilling the legal obligation as a project. But also it's a forum where everybody has to be given a fair chance to express themselves. So which is why the focus groups would be more appropriate. I'd also like to add that remark if I may two things. Firstly, persons might expect that in responding to the questions are we might reach out to you for clarity in terms of being able to address your questions adequately, we might ask you, for lack of a better word, for proof of the assertions that you might be making. If you're saying that if you do this, X is going to happen. If you do, that is going to happen. All of this is going to be a part of the process of us responding to you.</p> <p>] I'd also like to add that this being the person in stakeholder engagements, I found it to be very, very</p>	16 October 2020	Verbal response In Meeting

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				<p>productive. And I think it can be said that this is what the stakeholder engagement is supposed to do. It is supposed to draw information from all parties as no one individual can know every single thing there is to know. And that is why it is essential that everybody's voice is heard, everybody's concern is heard, and everybody concerned is taken into consideration, which we will definitely do when we are finalising the submission of the entire document and if necessary, making any amendments to the EIA document.</p>		
49	16 October 2020	Director Newbold (DEPP)	<p>with respect to us coming to the end of our one hour of questioning, I just want to. Conclude by giving the next steps. The developer and his consultant has stated and have agreed to undertake several stakeholder focus group meetings whereby those individuals involved in such groups will have the opportunity to make their positions heard and get further clarity on any questions which they have posed. Secondly, legal questions have also been posed tonight for which no representative is here duly represented to give an accurate and I guess legal position, and these questions will be deferred to</p>	<p>Design Elements: Noted.</p>	27 November 2020	Posted to project's website

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			<p>the legal team for responses that will be provided on the website in the context of all the other questions that have been presented. All questions inclusive of the recording will be posted on the website for 21 days, which will end November six at five p.m. Eastern Standard Time, during which those focus groups will be undertaken. People who are not a part of the focus groups, but may have an opportunity to read the document or coming to some information, will be able to post their questions. Can I get my first slide back on the major screen, please?</p> <p>Everybody is aware that as of January, twenty seventeen of this year, January 78 of twenty twenty three of this year, the Department of Environmental Planning and Protection came into being this department has been charged to undertake several environmental matters that have been longstanding and long called for by the Bahamian people. Under that act and subsequent regulations that were passed most recently,</p>			

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			<p>then the environmental consultation process as it relates to all projects moving forward would have to be undertaken. If any project was still within the process of being reviewed at the time of the passage of the law, that project then became subject to the review process. And just for clarity, that meant that if any project was previously approved prior to the passage of the law, that approval still stands unless there is some deficiency that is later identified in information that was provided in order for that decision to come into being. But any project that was under review during the process of the passage of the law, that project becomes subject to the law.</p> <p>And Finley Cay fell into that process. At this time, there is no approved environmental management plan for this project at this time. This is the first public consultation associated with this project and every deficiency that has been highlighted by the public will have to be addressed in a document if those deficiencies are found to have merit and credit.</p>			

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			<p>And those deficiencies would have to be considered in light of what the overall proposed development use for activity on the island or key or anything. Those considerations will have to be revisited by the department. While that puts a heavy onus on the owner and on every project proponent, the owner is also the onus is also on we, the Bahamian people, to participate in the process, to provide information where there may be a gap to highlight whatever deficiencies. And where at all possible, if there is an opportunity for the project to move forward with the necessary adjustments that would not only enhance the environment but enhance the whole ecological system that's being considered, then that is also a responsibility that we share because we also appreciate we live on islands. Therefore, it is very important how we seek to use or how we seek to protect certain areas. But we have to be wise in our approach to all things. You have a developer who is willing to care about everybody's concern,</p>			

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			<p>who's willing to take those concerns into.</p> <p>And a review process that may spit out a different project from what he had or may cause him to step away and just provide a restrictive covenant with respect to any private property. Everybody stay away. Nobody go it right. So we have an opportunity here. We have options here. And we look forward from our department and seeing what will become the end point with relative to this project. But those who may be skeptical as to whether the developer will do what he is called to do, the law requires that both the developer and the department share information as it relates to any queries or questions that may come before either parties from the public relative to that project. Therefore, you are strongly encouraged to also. Provide the department with any questions or concerns, which you may have. By utilizing that email address, Enquiry's adapted the best and use Feneley key in the subject such that those things will be part of the</p>			

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			<p>model of record and so that we can verify when the developer resubmits that this information or this question that you have posed has been answered. And when you send it to us, we will definitely be sending it to them and therefore we would have a record that that information needs to be provided. I want to thank all of you for your participation today. And I want you to know, as a matter of history, you have been the first to participate in our first ever public consultation as it relates to the new department, as Mr Ferguson indicated, and as Mr. Jackson in these interactions and covid may may change how we do everything moving forward.</p> <p>And even if we may be brave enough to venture into public on site, the issue of the virtual may never go away because we all know of the mindset that in the work environment, it's there to stay. So I'm sure that. In the public consultation environment, so be it, because this now will allow, as we develop our technology, technological capabilities throughout the archipelago. It will</p>			

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			definitely give opportunity for a much broader approach to public consultation. So with that, I thank you all. Thank you for a very orderly meeting.			
50	16 October 2020	Eric Carey	I would like to I would like my name is Eric Carey, I would like to reflect that this meeting has been it is historic, but I would like to congratulate yourself and your staff for a fine, professional, well-run meeting. And this is a good to me, a good indication that this process is in good hands. And whether one agrees or not, I think I think congratulations definitely are in order. And I congratulate you. Thank you very much.	<p>Director Newbold (DEPP):</p> <p>I do appreciate that, Mr. Mr. Carey, and I am always in a public forum, throw the challenge to all and sundry. We have dawn to new day with the passage of this law, and just like many of you who have joined in this fight to get us to this process, we support and we encourage the voice of the people in all things. So we challenge you if you feel that we are not communicative enough, if we are not responsive to you enough to call this department out. I am going to make it very difficult for my replacement to revert back to what was before, when it was very difficult to get information out of the out of the government as it relates to the environment, because now we have a mandate. Now we have it in black and white as to what our role and our purpose in this. And we will seek to always live up to that commitment. So we challenge you to challenge us, to walk that line and be in compliance.</p> <p>And will you feel there is also a need to enhance or change or correct the law? We encourage you to petition for that as well. Ladies and gentlemen, I thank you for your participation tonight. And I thank Mr. Xen and Miss Ferguson for being very great participants in this and being open and receptive to</p>	16 October 2020	Verbal Response in meeting

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				the to provide responses to all those questions that were raised. Thank you, guys, and good night.		
Public Meeting 16 October 2020 – Chat Comments						
51	16 October 2020	Alex (Alexander Maillis)	Hunting doesn't begin until September 29th....wth?	Design Elements: Despite the official opening of hunting season, the site investigation conducted on September 3 indicated that there were young chick and eggs still in nests which would still be vulnerable at the beginning of the season.	27 November 2020	Posted to project's website
52	16 October 2020	Lisa.Sorens on	Does hunting occur on Finley Cay and when does the hunting season begin and end?	Design Elements: There is evidence of hunting on the cay. Empty shot gun cartridge can be found around the cay.	27 November 2020	Posted to project's website
53	16 October 2020	Diane Holowesko	It's my understanding that Finley Cay is a "No Build" cay. Has that been changed	Ingraham Law: No. The Cay is the subject of a Town Planning Zoning Order (Finley Cay) 2001 which restricts building to construction "... relating to the enhancement and the preservation of the Cay in its natural state." The Zoning Order accepts that some building would be required.	27 November 2020	Posted to project's website
54		(Alexander Maillis)	No hunting (legally) on Finley Cay. Season is open from 29th September to February 28th but in reality the birds migrate within a few weeks of Season opening.	Design Elements: See response to comment # 51.	27 November 2020	Posted to project's website

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55	16 October 2020	Diane Holowesko	I would appreciate knowing what the tents are made of (walls, roof, ceiling), the total square footage of each tent, the night of each tent, and the total square footage and height of the small owner's home.	Design Elements: Repeat of comment # 1	27 November 2020	Posted to project's website
56	16 October 2020	Alex (Alexander Maillis)	If it has already been Zoned as "no build", why was it allowed to be purchased to begin with and why are we even having this discussion???	Design Elements: See response to comment # 53.	27 November 2020	Posted to project's website
57	16 October 2020	Matthew Jeffery	Lisa - there is no hunting allowed - but there is also no enforcement.	Design Elements: The project acknowledges this as a response to comment #52.	27 November 2020	Posted to project's website
58	16 October 2020	Matthew Jeffery	https://rollingharbour.files.wordpress.com/2013/10/huntersguide.pdf	Design Elements: The project acknowledges submission of s link to hunter's guide.	27 November 2020	Posted to project's website
59	16 October 2020	Geoff Andrews	I have been there several times. Seen empty shotgun cartridges every time. Sadly.	Design Elements: The projects accepts this as third party confirmation of response to comment #52.	27 November 2020	Posted to project's website
60	16 October 2020	Lisa.Sorens on	Thanks Matt, didn't have this doc handy!	Design Elements: The project acknowledges this as a response to comment #58.	27 November 2020	Posted to project's website

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61	16 October 2020	Diane Holowesko	Resubmitted with correction: I would appreciate knowing what the tents are made of (walls, roof, floor), the total square footage of each tent, the night of each tent, and the total square footage and height of the small owner's home.	Design Elements: Repeat of comment #1 & 55.	27 November 2020	Posted to project's website
62	16 October 2020	Ancilleno Davis	the floor plans are in the EIA	Design Elements: The project acknowledges this as a response to comment #61.	27 November 2020	Posted to project's website
63	16 October 2020	Matthew Jeffery	The Avian Study was not adequate... and not following the recommendations made.	Design Elements: See response to comment #5.	27 November 2020	Posted to project's website
64	16 October 2020	Samsung	Where can the EIA/ EMP Report be found?	Design Elements: A link to the EIA document can be found on the project website. https://finleycaypublicconsultation.com/wp-content/uploads/2020/09/Finley-Cay-EIA-R3-18-May-2020-2-2-1-1.pdf The draft EMP has been prepared and will be finalized based on feedback from the consultative process. Upon acceptance the EMP document will be posted to the project's website.	27 November 2020	Posted to project's website
65	16 October 2020	Neil McKinney	Removal of invasive species is fine, but does not require a permanent presence.	Design Elements: The permanent presence on the island is not only for invasive species removal. See responses to comment	27 November 2020	Posted to project's website

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				# 24 which outlines benefits of a constant presence on the island.		
66	16 October 2020	Elijah Sands	EIA Link: https://finleycaypublicconsultation.com/wp-content/uploads/2020/09/Finley-Cay-EIA-R3-18-May-2020-2-2-1-1.pdf	Design Elements: The project acknowledges this as a response to comment #64.	27 November 2020	Posted to project's website
67	16 October 2020	Samsung	Thanks Elijah	Design Elements: The project acknowledges this as a response to comment #66.	27 November 2020	Posted to project's website
68	16 October 2020	Neil McKinney	Rats can and do swim, if they were introduced to the Island, nothing would prevent them of swimming around the barrier, consider the Hutia!!	Design Elements: The project acknowledges this as a response to comment #66.	27 November 2020	Posted to project's website
69	16 October 2020	Matthew Jeffery	Rats don't tend to swim more than 3 miles - still possible but can be controlled	Design Elements: The project acknowledges this as a response to comment #68.	27 November 2020	Posted to project's website
70	16 October 2020	Neil McKinney	only need to swim around the barrier.	Design Elements: The project acknowledges this as a response to comment #69.	27 November 2020	Posted to project's website
71	16 October 2020	Matthew Jeffery	True - but with control as well as quarantine would probably work	Design Elements: The project acknowledges this as a response to comment #70	27 November 2020	Posted to project's website

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72	16 October 2020	Diane Holowesko	Please clarify whether the island is a "No Build" zone.	Design Elements: Repeat of question #53.	27 November 2020	Posted to project's website
73	16 October 2020	Matthew Jeffery	With the limited Avian research - I worry that important species have been missed - Seabird breeding - May - August. How can that be addressed before decisions made.	Design Elements: See response to comment # 5.	27 November 2020	Posted to project's website
74	16 October 2020	Javon Rolle	apologies as I've joined bit late due to internet issues. will copy of the recording be available? if so, can you forward to javonrolle@iddcbahamas.com	See response to # 23.	27 November 2020	Posted to project's website
75	16 October 2020	Pablo de Souza	I think all of us who love this prestige island would love to know if this number of structures, is in keeping with the limited development restrictions on this island.	Design Elements: See response to #s 22 & 26.	27 November 2020	Posted to project's website
76	16 October 2020	Pablo de Souza	the owner knew of these restrictions when he purchased.	Ingraham Law: Yes he did as at 53 above.	27 November 2020	Posted to project's website
77	16 October 2020	Ancilleno Davis	1:In the EIA, there is a core discrepancy in the area of the island. The land area quoted by Design elements and the island ownership is 17 acres. The	Design Elements: Repeat of comment # 12 addressed in the meeting.	27 November 2020	Posted to project's website

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			Bahamas national trust in their report on the island referenced a land area of 13 acres. When I did a satellite assessment of the island today, the 17 acre value most closely represents the Broadleaf evergreen forest area without the Black Mangrove wetland.			
78	16 October 2020	Ancilleno Davis	Within the EIA document the Black mangrove area is indicated as 30% so that must be adjusted if the area actually owned is only 17 acres.	Design Elements: Repeat of comment # 12 addressed in the meeting.	27 November 2020	Posted to project's website
79	16 October 2020	Ancilleno Davis	Does this mean the Mangroves will absolutely not be developed? Does it mean that there will be no boardwalks etc into the mangroves?	Design Elements: Repeat of comment # 14 addressed in the meeting.	27 November 2020	Posted to project's website
80	16 October 2020	Ancilleno Davis	2: The overgrown habitat despite not being old growth native habitat, may be of significant use to birds and other species that have become accustomed to their presence. Removing them may have an unknown impact on those species. surveys need to be planned to include the secondary growth	Design Elements: Repeat of comment # 15 and 16. See response to comment #16.	27 November 2020	Posted to project's website


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			areas as a habitat type (20,000 sq feet)			
81	16 October 2020	Matthew Jeffery	Why are so many buildings required? Seems that a much smaller footprint would be appropriate.	Design Elements: Repeat of comment #21.	27 November 2020	Posted to project's website
82	16 October 2020	George Maillis	can you further describe the intention as regards what is listed as "firebreaks".	Design Elements: Page 24 of the EIA indicates " <i>The new trails will be constructed with a sand base and will be utilized as Golf cart/pedestrian pathways. The sand base trails will also function as fire breaks. Firebreaks are strips of cleared vegetation, free of combustible material, that help to control and contain fires by creating a barrier between sections of vegetation</i> ".	27 November 2020	Posted to project's website
83	16 October 2020	George Maillis	how large, how many, and	Design Elements: Page 24 of the EIA document indicates that " <i>There is an existing trail system on the island that consist of five (5) trails approximately fifteen (15) feet in width (See Figure 6). These trails have been mechanically cleared of native vegetation and are presently overgrown with weeds and non-native plant species. To minimize the project's impact by habitat loss to a net positive impact, the Owner proposes to improve these trails by decreasing their size to six (6) feet in width and undertaking habitat restoration of the remaining nine (9) feet along the trails.</i> "	27 November 2020	Posted to project's website

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84	16 October 2020	George Maillis	surely this implies a significant damage to the area	Design Elements: See response to comment #s 85 and 86.	27 November 2020	Posted to project's website
85	16 October 2020	Lisa Sorenson	How wide are the existing trails now	Design Elements: See response to comment #86.	27 November 2020	Posted to project's website
86	16 October 2020	Lisa Sorenson	and how much will these be expanded?	See response to comment #86.	27 November 2020	Posted to project's website
87	16 October 2020	Pablo de Souza	Development of this island was restricted from years ago and was made clear to my wife and I when we considered buying it years ago. What has changed?	Design Elements: See response to comment #53.	27 November 2020	Posted to project's website
88	16 October 2020	JMBethel	How many persons will be visiting Finley Cay an annually?	Design Elements: There will be three different categories of guest to the island: <ol style="list-style-type: none"> 1. Researchers 2. Island Custodian 3. Owner With respects to researchers visit this has not been determined as yet but it is envisioned that there will be no more than 10 visits a year of teams of more than 4.	27 November 2020	Posted to project's website

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				<p>Island Custodian will have 1-2 persons permanently present.</p> <p>Owner's visits will be 2-6 person, 4-5 times per year.</p> <p>These numbers on an annual basis are less than is estimate in unauthorized visits to island on a monthly basis evident by the amount of stakeholders comments on their regular visits to the island and online post of person visiting the island.</p> <p>For example the video that was brought to our attention by Mr. Maillis (posted by Chris Heartly) shows that there were a total of 8 persons visiting the island within a window of and hour during the nesting season for seabirds.</p> <p>However, it is envisioned that these unauthorized visits will be addressed by the constant presence of the island custodian.</p>		
89	16 October 2020	Lisa Sorenson	Will the island be inhabitant year-round by a caretaker?	<p>Design Elements: Repeat of comment #24.</p>	27 November 2020	Posted to project's website
90	16 October 2020	Neil McKinney	Would plants be sourced locally, since imported plants can bring disease and insects?	<p>Design Elements: Page 68 of the EIA document indicates that <i>"The importation of plants to the island can have negative impacts on the ecosystem and biodiversity through the introduction of invasive species that can compete with and displace native vegetation. The landscape palette will require vetting to ensure that no invasive species</i></p>	27 November 2020	Posted to project's website

#	Date	From	Comment	Response	Response Date	Response via
				<p><i>are included. In addition, plant importation can result in the introduction of pest and plant disease that can prey on native plants, threatening floral diversity and the wildlife that they support.</i></p> <p><u>Mitigation</u></p> <p><i>To ensure against the impacts of plant importation, local procurement of plants will be a first option. If importation of plants is required, no banned species will be permitted on the landscape palette and all plant shipments will be accompanied by the necessary plant permits which includes inspections and a phytosanitary certificate from the point of origin and plant import permits from The Bahamas Department of Agriculture in accordance with the Plant Protection Act.”</i></p> <p>In addition, a phytosanitary protocol will be implemented which will include a quarantine period for plants prior to shipment to the island.</p>		
91	16 October 2020	Ancilleno Davis	Pathways in the document are 15 feet wide	<p>Design Elements:</p> <p>The participant indicated in a follow up call that this was a comment made in response to a previous comment made in the chat in relation to the size of the pathways.</p>	27 November 2020	Posted to project's website

#	Date	From	Comment	Response	Response Date	Response via
92	16 October 2020	Ancilleno Davis	they will be reduced	<p>Design Elements: The participant indicated in a follow up call that this was a comment made in response to a previous comment made in the chat in relation to the size of the pathways.</p>	27 November 2020	Posted to project's website
93	16 October 2020	Lisa Sorenson	It seems critical that the bird surveys are done during the right time of year - nesting season of the seabirds and pigeons - before the impacts to the birds and other flora and fauna can be properly assessed. Will this be done?	<p>Design Elements: See response to comment # 5.</p>	27 November 2020	Posted to project's website
94	16 October 2020	Nick Higgs	Human disturbance can cause white crowned pigeons to bolt, abandon nests and knock eggs from nests, according to the Cornell Lab of Ornithology. How can you reconcile human presence with safe nesting for the birds? Is there a commitment to keep the island uninhabited during nesting season?	<p>Design Elements: No, there is not a commitment to keep the island uninhabited during the nesting season.</p> <p>It is the intent to have a full time, year round presence on the island that would deter unregulated and unmonitored visitors to the island during the breeding season which can have an impact on the safe nesting for the birds.</p> <p>Further, Scientist that would have the knowledge on how to safely and respectfully move around the site may choose to conduct research during the breeding season that could yield valuable data.</p> <p>Non-scientific based visits to the island will however be limited during the breeding season as outlined in the restrictive covenants.</p>	27 November 2020	Posted to project's website

#	Date	From	Comment	Response	Response Date	Response via
95	16 October 2020	Casuarina McKinney	As a comparison, Fregate island in the Seychelles, that was referenced earlier in the presentation, is 512 acres- at least 495 acres larger than Finley Cay. This proposal seems like a lot of development for a very small protected cay.	<p>Design Elements: See response to comment #22 indicating the reduction in the development.</p> <p>The map below indicates the minimal size of structures relative to the mass of the island.</p> 	27 November 2020	Posted to project's website
96	16 October 2020	Casuarina McKinney	Could you please clarify the zoning for Finley Cay?	<p>Ingraham Law: See response at 53 above.</p>	27 November 2020	Posted to project's website
97	16 October 2020	Lisa Sorenson	Please let Mr. Maillis speak!	<p>Design Elements: The record will reflect that 42% of all questions posed in the verbal question and answer period were made by Mr. Maillis.</p> <p>It should also be noted that Mr. Maillis submitted emails to DEPP and spoke with project representatives</p>	27 November 2020	Posted to project's website

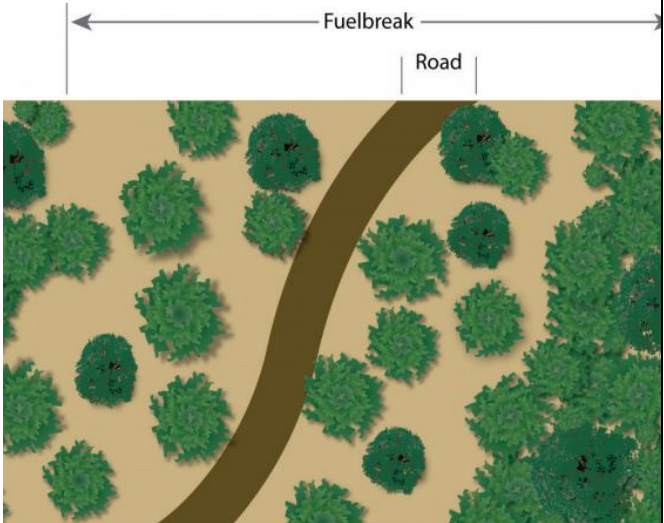
#	Date	From	Comment	Response	Response Date	Response via
				before and after the meeting. The project is of the opinion that Mr. Maillis was given fair and adequate amount of time to express himself before, during and after the Public meeting.		
98	16 October 2020	Diane Holowesko	Is the owner not aware that hundreds of banding expeditions have taken part on Finley Cay over the decades? I have personally banded pigeons on Finley cay multiple times.	<p>Design Elements: The project proponent is aware that there have been previous banding exercises conducted on this and several other small island throughout The Bahamas over the past 5 decades.</p> <p>However, in researching the subject there appears to be a disconnect between the banding exercises and the documentation and analysis of data.</p> <p>Additionally, during the consultative period it was indicated that there is a need for a bird banding program in The Bahamas as there is no current data on the White-crowned Pigeon population.</p> <p>It is the project's belief after consultation with numerous ornithologist and local conservation agencies that a scientific based White-crowned Pigeon tracking program will be beneficial in providing data on the numbers and travel patterns of the species which contribute greatly to identifying if changes need to be made to the bag limits for hunting which can ultimately impact the numbers of White-crowned Pigeon.</p> <p>Enhancement of the bird population.</p>	27 November 2020	Posted to project's website

#	Date	From	Comment	Response	Response Date	Response via
99	16 October 2020	Lisa Sorenson	Yes, the long history of banding WCPI in the Bahamas needs to be explained.	Design Elements: See response to comment # 98.	27 November 2020	Posted to project's website
100	16 October 2020	Alexander Maillis	I too have been on numerous banding trips there.....	Design Elements: See response to comment # 98.	27 November 2020	Posted to project's website
101	16 October 2020	Alexander Maillis	and I cannot accept his premise that consistent banding necessitates buildings in any way shape or form.	See response to comment # 22.	27 November 2020	Posted to project's website
102	16 October 2020	Alexander Maillis	Anyone know when or how these existing pathways came into existence?	Design Elements: Repeat of comment # 45 addressed in the meeting	27 November 2020	Posted to project's website
103	16 October 2020	Alexander Maillis	Question for the owner: if approval is denied for your development, do you intend to sell the Cay or continue to be its custodian for conservation purposes?	Design Elements: Repeat of comment # 42 addressed in the meeting	27 November 2020	Posted to project's website
104	16 October 2020	Casuarina McKinney	What is the intended plan for mosquito control? There are a LOT of mosquitos on Finley Cay, and they are an important food source for other animals. I don't see any detail on this in the EIA.	Design Elements: Repeat of comment # 43 addressed in the meeting.	27 November 2020	Posted to project's website

#	Date	From	Comment	Response	Response Date	Response via
105	16 October 2020	Ancilleno Davis	Insect control is spoken of in the EIA.	Design Elements: The participant indicated in a follow up call that this statement was made in response to a previous comment placed in the chat in relation to insect control.	27 November 2020	Posted to project's website
106	16 October 2020	Ancilleno Davis	there should not be any chemical control of insects.	Design Elements: See response to comment #44.	27 November 2020	Posted to project's website
107	16 October 2020	Ancilleno Davis	THick Billed Vireos and Flycatchers were found on the island and they would be heavily impacted by insect control.	Design Elements: See response to comment #44.	27 November 2020	Posted to project's website
108	16 October 2020	Nick Higgs	How can you reconcile human presence with safe nesting for the birds? Human disturbance can cause white crowned pigeons to bolt, abandon nests and knock eggs from nests, according to the Cornell Lab of Orthinology. Is there a commitment to keep the island uninhabited during nesting season?	Design Elements: Repeat of comment # 97.	27 November 2020	Posted to project's website
109	16 October 2020	Casuarina McKinney	How would you ensure that any possible future owners of the cay	Design Elements:	27 November 2020	Posted to project's website

#	Date	From	Comment	Response	Response Date	Response via
			would not use chemical pesticides?	<p>The project cannot speak to the actions of any possible future owners of the cay.</p> <p>It would be the expectation that if the island is sold (which the owner has indicated he has no intentions of doing at the moment) any future owner would be subject to the same process as is being conducted by the current owner.</p> <p>The Department of Environment Planning & Protection or the Attorney General's Office may be the appropriate agency to contact in this regard.</p>		
110	16 October 2020	Gail Woon	Why is this development being considered if this cay is supposed to be a protected bird habitat?	<p>Ingraham Law: The Cay is not a "protected bird sanctuary". The construction proposed is meant to assist in the enhancement and preservation the Cay's natural state. The language of the Zoning Order accepts that in order to enhance and assist in the preservation of the natural state, some construction would be required. It is to be noted that the Cay is privately owned and has been so since 1888 when it was the subject of a Crown Grant.</p>	27 November 2020	Posted to project's website
111	16 October 2020	JMBethel	What is the zoning for the cay - this has been asked before?	<p>Ingraham Law: See response at No. (110) above.</p>	27 November 2020	Posted to project's website
112	16 October 2020	Alexander Maillis	Question for the owner: have you or your legal team requested a review or revision of the existing	<p>Ingraham Law: No to both questions. There was and still is no need to seek an amendment of the Zoning Order. The owner seeks to construct only those structures that</p>	27 November 2020	Posted to project's website

#	Date	From	Comment	Response	Response Date	Response via
			Zoning Order, and if not yet, do you intend to do so???	will contribute to the enhancement and preservation of the Cay in its natural state. The owner is especially conscious of the importance of the Cay as a habitat for a number of avian species. This habitat is now threatened by unauthorised entry onto the Cay. These unauthorised entries contribute to the introduction of rodents, alien tree and plant life and the accumulation of litter left behind by hunters and fishermen who illegally use the Cay as a camp site. The owner seeks to clear the Cay of such unwelcomed intrusions, to remove remnants of derelict and rotting previous occupation and to enhance the natural habitat of the Cay.		
113	16 October 2020	Casuarina Mckinney	I heard comments about fire control. How wide would the paths across the cay be in order for them to be effective fire breaks?	<p>Design Elements:</p> <p>Firebreaks can be 2-15 feet wide. An effective firebreak is 2-3 times the width of the height of the nearest vegetation. Firebreaks work in conjunction with fuel breaks which have shorter vegetation than surrounding area. In the instance of Finley Cay revegetation of the area resulting from the decrease in trail widths will create a fuel break along the firebreak (golf cart road) as illustrated below.</p>	27 November 2020	Posted to project's website

#	Date	From	Comment	Response	Response Date	Response via
						
114	16 October 2020	Ancilleno Davis	Can the area measurements be reassessed (e.g. the 30% black mangrove) is not part of the owned area. this should be explicitly stated.	Design Elements: See comment # 12	27 November 2020	Posted to project's website
115	16 October 2020	Ancilleno Davis	The area footprints of development should be represented as percentage of area?	Design Elements: The island mapping figures represented in comment # 12 and the reduced footprint of the development as a result of the reduction in buildings as mentioned in comment 22 have been included in an addendum to the EIA.	27 November 2020	Posted to project's website
116	16 October 2020	Ancilleno Davis	BNT held fire training in Abaco I believe.	Design Elements: The participant indicated in a follow up call that this was a comment made in response to a previous	27 November 2020	Posted to project's website

#	Date	From	Comment	Response	Response Date	Response via
				comment made in the chat in relation to the firebreaks.		
117	16 October 2020	Lisa Sorenson	Congratulations on this new law - it is needed desperately in every other Caribbean country.	Design Elements: Acknowledged.	27 November 2020	Posted to project's website
118	16 October 2020	Eric Carey	I want the record to reflect that this first public meeting by the DEPP was expertly and professionally conducted. My congratulations to Director Newbold and the fine staff at DEPP.	Design Elements: Acknowledged.	27 November 2020	Posted to project's website
119	16 October 2020	Lisa Sorenson	Excellent process and good meeting, thanks.	Design Elements: Acknowledged.	27 November 2020	Posted to project's website
120	16 October 2020	Geoff Andrews	Well done DEPP	Design Elements: Acknowledged.	27 November 2020	Posted to project's website
121	16 October 2020	Justin Etzin	I would like to thank everyone for their questions and comments and thank Director Newbold and the staff at DEPP.	Design Elements: Acknowledged.	27 November 2020	Posted to project's website
122	16 October 2020	Nick Higgs	Thank you Director and Mr Etizen for providing opportunity to communicate and listen. The	Design Elements: Acknowledged.	27 November 2020	Posted to project's website

#	Date	From	Comment	Response	Response Date	Response via
			world would be a better place if we all listened more.			
123	16 October 2020	Lisa Sorenson	Bravo!	Design Elements: Acknowledged.	27 November 2020	Posted to project's website
124	16 October 2020	Javon Rolle	well done Director Newbold	Design Elements: Acknowledged.	27 November 2020	Posted to project's website
125	16 October 2020	Casuarina McKinney	Thank you all. I appreciate the new legislation and a new era of transparency and public consultation for current and future generations. There are still opportunities for making the new legislation even better and we hold out hope for that.	Design Elements: Acknowledged.	27 November 2020	Posted to project's website
<p>Submissions to the Project (By hand – Formal Letter during the Public Meeting)</p>						
126	16 October 2020	Pericles Maillis	All over the place Private Islands are being taken up by the rich and famous and built upon and in the 20 years following the Finley Cay Order we have seen Four (4) small Cays, that I have heard of that formerly has vast pigeon nesting colonies with houses and infrastructure built on but even leaving vegetation in place the	Design Elements: See response to comment #29.	27 November 2020	Posted to project's website

#	Date	From	Comment	Response	Response Date	Response via
			breeding fades out.			
127	16 October 2020	Pericles Maillis	This Cay, I know from personal knowledge, is a very important bird nesting island, of great importance to white crown pigeons (<i>Columba leucocephala</i>) and "May or egg birds" which ornithologists call noddy, sooty and bridles terns and laughing gulls.	Design Elements: See responses to comment #5.	27 November 2020	Posted to project's website
128	16 October 2020	Pericles Maillis	It is the only far-offshore breeding Cay for North Eleuthera and Central Eleuthera.	Design Elements: Noted.	27 November 2020	Posted to project's website
129	16 October 2020	Pericles Maillis	THE FUNDAMENTAL QUESTION IS WHETHER THE CAY CAN CONTINUE FOREVER AS A MAJOR BREEDING SITE WITH PERMANENT HUMAN PRESENCE AND INFRASTRUCTURE OF THIS \$5M PROJECT, Which the EIA does not address.	Design Elements: See response to comment # 29.	27 November 2020	Posted to project's website
130	16 October 2020	Pericles Maillis	In the events which happened, the most important event of the nesting calendars of nature were not covered by the time frame of the EIA site visits and missed the entire summer season nestings, nor other considerations, which are already being conceded.	Design Elements: See response to comment # 5.	27 November 2020	Posted to project's website

#	Date	From	Comment	Response	Response Date	Response via
131	16 October 2020	Pericles Maillis	Moreover, the Developers websites are citing the project as one for new architectural buildings etc.	Design Elements: Reference to the new architecture building were in related new technology used in the buildings such as Tesla solar energy.	27 November 2020	Posted to project's website
132	16 October 2020	Pericles Maillis	The Spanish Wells District Council has already sent its message, speaking for that entire community, which more than any other Eleuthera settlement, knows and has history with, Sandy Cay as they call it, even though it attaches to another Planning sister district.	Design Elements: See response to comment # 6.	27 November 2020	Posted to project's website
133	16 October 2020	Pericles Maillis	The EIA is saying all or nothing, to which we say: No development...	Design Elements: See responses to comment # 22 & 26. which demonstrates that there were other alternatives considered. Additionally, the project has made additional amendments to the proposal to take into considerations of the public consultation process.	27 November 2020	Posted to project's website
134	16 October 2020	Pericles Maillis	Some say compromise and reduce the human footprint but I strongly oppose and advise against this tendency.	Design Elements: The project, through this consultative process, has noted that stakeholder have suggested a reduction in the project and has responded with a reduction in the structures by 40%.	27 November 2020	Posted to project's website
135	16 October 2020	Spanish Wells District Council	Further to the above captioned subject and your letter dated 16 October 2020 regarding the	Design Elements: The project acknowledges the Spanish Wells District Council letter of 16 October 2020 and the position of objection of the project. However, as there were no	27 November 2020	Posted to project's website

#	Date	From	Comment	Response	Response Date	Response via
			<p>proposed development of Finley Cay which is attached.</p> <p>I am directed to advise at a statutory meeting of the Spanish Wells District Council held on the 15 October 2020, the Council voted unanimously to support your cause opposing the proposed development of Finley Cay,</p>	<p>reasons put forth for the objection in the letter there can be no further response to your submission in regard to the letter.</p> <p>A meeting was held on 22 November 2020 with members of the Spanish Wells community which included hunters and Fishermen. Comments from the meeting are outlined in 179.</p>		
136	5 November 2020	Alexander Pericles Maillis II	I find it both alarming and ominous that the Owner could even be invited to conceive of a development plan for a Cay that is a unique ecological oasis, and for which reason is already under a zoning order for conservation and a strict "no build" ordinance.	<p>Design Elements: See response to comment #53.</p>	27 November 2020	Posted to project's website
Submissions to Department of Environmental Planning & Protection (Formal Letters via email)						
137	5 November 2020	Alexander Pericles Maillis II	There were a number of factual discrepancies in the Owners' presentation and it seemed to me that he may not have had the benefit of a complete understanding about the conservation efforts which have been going on regarding the Whitecrowned pigeons and	<p>Design Elements: See response to comment # 98.</p>	27 November 2020	Posted to project's website

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			Finley Cay for generations. My primary purpose in writing is to attest that as a young boy — from about 9 years old through my early adolescence - I (along with my younger brother George) was a frequent member of pigeon banding expeditions to Finley Cay.			
138	5 November 2020	Alexander Pericles Maillis II	I remember large amounts of seabirds.	Design Elements: Acknowledged. The project accepts the high likelihood of Seabirds continued nesting on Finley Cay.	27 November 2020	Posted to project's website
139	5 November 2020	Alexander Pericles Maillis II	I now write to lend my voice in staunch opposition to ANY kind of structure or development of or on Finley Cay. Conservation has, can, and in my respectful opinion should, continue to be done AT ARMS LEGNTH and from a distance, without any permanent human footprint of any kind.	Design Elements: The project notes the position opposing any kind of structure or development. However, all plans are in keeping with the law which governs construction on Finley Cay which makes provisions for some building.	27 November 2020	Posted to project's website

#	Date	From	Comment	Response	Response Date	Response via
140	6 November 2020	Bahamas National Trust	Therefore, we do not approve of the current proposal and recommend a significant reduction in the number of structures, limiting construction to conservation related buildings alone.	<p>Design Elements: See response to comment #22.</p> <p>The developer has proposed a reduction in the buildings from 5 to 3 and all buildings are for conservation purposes.</p> <p>The three buildings will be used as follows: 1. Conservation Center (to be utilized by the owner on visits to be scheduled outside of research visits) 2. Researcher's housing 3. Caretakers accommodations</p>	27 November 2020	Posted to project's website
141	6 November 2020	Bahamas National Trust	Before any further consideration can be given to the proposed development, that further investigation of the bird populations on Finley Cay, including white-crowned pigeons and the various sea birds which nest on the cay, should be conducted across their full breeding spectrum.	<p>Design Elements: See response to comment #5 which indicates that:</p> <p>The precedence has already been set on the significance of the site as an important bird area in its designation as a Wild Bird Reserve and the inclusion of the zoning orders. The project concedes that there is sufficient evidence to demonstrate the historical use of the islands by seabirds and that it is highly likely that seabirds are still using the island.</p> <p>As the seabird nesting season May – August coincides with the White-crowned Pigeon nesting season April – September, all considerations for the White-crowned Pigeon would also apply for Seabirds. Consideration including no construction during the breeding season for the construction phase and post construction regulations for use of the island during the breeding</p>	27 November 2020	Posted to project's website

#	Date	From	Comment	Response	Response Date	Response via
				<p>seasons as outlined in Owner’s commitments as outlined in section 4).</p> <p>The EIA document indicates that avian studies would continue as an ongoing program in the conservation management of the island to collect data through all seasons.</p> <p>Additionally, avian studies will be conducted monthly during construction during construction.</p>		
142	6 November 2020	Bahamas National Trust	If the Department approves any development on the cay, that no construction activity take place during the nesting season of seabirds and White-crowned pigeons.	<p>Design Elements:</p> <p>Page 99 of the EIA – Appendix 3: BNT Site Visit report by Scott Johnson states: <i>“Mr. Etzin inquired about the breeding season of the birds and expressed that if any works were permitted on the cay it would be done after the breeding season.”</i></p> <p>A detailed construction scheduled is included in the EMP that outlines each activity and the time and dates for completion all to be conducted outside of the White-crowned Pigeon and Seabirds nesting seasons.</p>	27 November 2020	Posted to project’s website
143	6 November 2020	Bahamas National Trust	That whatever building footprint is approved, that no further expansion of the footprint will be allowed;	<p>Design Elements:</p> <p>The owner has no objection in this regard.</p>	27 November 2020	Posted to project’s website

#	Date	From	Comment	Response	Response Date	Response via
144	6 November 2020	Bahamas National Trust	That any modifications to any infrastructure on the island, including trails and paths, require prior government approval;	Design Elements: The owner has no objection in this regard.	27 November 2020	Posted to project's website
145	6 November 2020	Bahamas National Trust	That as part of the mitigation process, the owner be made to ensure access to the island for government approved scientists to visit the cay, for regular and periodic assessment of nesting bird activity;	Design Elements: The owner has no objection in this regard.	27 November 2020	Posted to project's website
146	6 November 2020	Bahamas National Trust	That as further mitigation, the owner be legally obligated to financially support such research activity. Conservation programs that we deem to be necessary	Design Elements: The owner accepts that the financial burden of the conservation efforts on the island will fall to the project and agrees to run a bird tracking program and to facilitate at the project's expense the preservation of the cay in its natural state.	27 November 2020	Posted to project's website
147	6 November 2020	Bahamas National Trust	and encouraged to support other conservation initiatives.	Design Elements: The owner has no objection in this regard.	27 November 2020	Posted to project's website
148	6 November 2020	Birds Caribbean	The proposed development is much more than is necessary to ensure the conservation of the cay, which would require at most,	Design Elements: See comment # 22 which outlines reduction in structures s reiterated in response to comment #141.	27 November 2020	Posted to project's website

#	Date	From	Comment	Response	Response Date	Response via
			one small, very basic structure to accommodate scientists for short-term visits.			
149	6 November 2020	Birds Caribbean	Allowing this extensive development on Finley Cay, which as a Wild Bird Reserve is zoned for “no development except that which would enhance conservation ¹ ”, would set a very bad precedent for “conservation” developments on other private islands.	<p>Design Elements: The scope of the project has been reduced to its current version which is in keeping with the provisions allowed for the zoning of the island.</p> <p>As the zoning conditions are unique to Finley Cay it is highly likely that it will be setting a precedence for future development. It is however likely that the project will set a precedence on sustainable development practices working with government, NGO and private sector collaboration.</p>	27 November 2020	Posted to project’s website
150	6 November 2020	Birds Caribbean	<p>The owner’s intention is actually to build a holiday home and eco-tourism resort (see Appendix 3 of the EIA). These structures would permanently reduce critical habitat for nesting and roosting White-crowned Pigeons and nesting seabirds and could cause the sites to be abandoned.</p> <p>“Land clearing for the construction will result in direct and complete loss of four thousand one hundred and twenty-eight (4,128) square feet or 0.095 acres of natural</p>	<p>Design Elements: Reference to eco-tourism resort in Appendix 3 was from February 2018 and was the very first idea presented in an initial consultation meeting. There have been many other stakeholder meeting which have refined the scope to its current version which is in keeping with the provisions allowed for the zoning of the island.</p> <p>Land clearing for construction will be mitigated with habitat restoration will yield a net positive impact on habitat.</p>	27 November 2020	Posted to project’s website

#	Date	From	Comment	Response	Response Date	Response via
			vegetation, which includes protected species of plants, and does not account for 12,000 square feet of vegetation (2% of the property) which will be removed for pathways, wells, and reverse osmosis facilities.			
151	6 November 2020	Birds Caribbean	White-crowned Pigeons and seabirds are extremely sensitive to disturbance when nesting and roosting (ex. anthropogenic noise, foot traffic, golf cart traffic, etc.). We believe that even if there is a caretaker on site, it would be difficult to manage what would become ongoing disturbance to nesting birds from both the caretaker and tourists staying on-island.	<p>Design Elements: Please refer to comment #150 which indicates that the development is not an eco-tourist resort.</p> <p>The project has outline that the island is presently frequent by scores of persons during the nesting season and there is video footage showing these persons molesting the young chicks.</p> <p>The island custodian will be instrumental in reducing amount of traffic by unauthorized visit of campers and day trippers to island.</p>	27 November 2020	Posted to project's website
152	6 November 2020	Birds Caribbean	White-crowned Pigeons and seabirds are extremely sensitive to disturbance when nesting and roosting (ex. anthropogenic noise, foot traffic, golf cart traffic, etc.). We believe that even if	<p>Design Elements: See response to comment #151.</p>	27 November 2020	Posted to project's website

#	Date	From	Comment	Response	Response Date	Response via
153	6 November 2020	Birds Caribbean	The EIA is inadequate for many reasons; most importantly, it was conducted through a mere one-day visit in September 2019, during which bird surveys were carried out between 11:00 and 15:00, an inadequately short window of time that also coincides with the least productive time of day for bird activity. To achieve a credible representation of the avian species diversity and abundance on the site, data should be collected seasonally across a full year of time, so as to encompass bird activity that fluctuates with the seasons. Additionally, these surveys need to span the entirety of the island, including the extensive coastline where seabirds are notoriously active. They should include special surveys designed to assess the breeding populations of White-crowned Pigeons and breeding seabirds.	Design Elements: See response to comment #141.	27 November 2020	Posted to project's website
154	6 November 2020	Birds Caribbean	In addition to hosting upwards of 4,000 nesting White-crowned	Design Elements: See response to comment #141.	27 November 2020	Posted to project's website

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			<p>Pigeons annually, Finley Cay is also an important historical nesting site of Sooty Terns and Brown Noddies (Sprunt 1984, White 1998, Hallett 2009). Audubon Shearwaters, a species of conservation concern, have been observed on the cay as well (Pericles Maillis personal communication) and there is a high likelihood that this species nests in the rocky limestone shoreline. Because they nest on the ground, they are particularly vulnerable to predation by rats (<i>see comment "1" below</i>).</p>			
155	6 November 2020	Birds Caribbean	<p>The location of the proposed optimal dock site, adjacent to the White-crowned Pigeon nesting colony, would be impossible to erect and use without constantly disturbing the colony,</p> <p>and also result in the loss of nesting habitat.</p> <p>The cay is logistically unsuitable for a conservation centre because of its geographical inaccessibility</p>	<p>Design Elements: Construction will be done outside of the breeding season for White crown Pigeon and Seabirds. Minimal to no habitat loss is associated with the dock site. And there will be low boat traffic especially during nesting season.</p> <p>With respect to the logistics of accessing the island, there were many persons in the public meetings that indicated they visited the cay for banding exercises. There are also many social media posts of persons visiting the island for day trips.</p>	27 November 2020	Posted to project's website

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			<p>and remoteness. Finley Cay is located 14 miles by sea from the nearest port in Current, Eleuthera. Likewise, travel from New Providence is at least 1 to 2 hours of one-way travel by boat to cross. Simply put, the cay is too remote to be a feasible endeavor in attracting research teams and visitors for conservation purposes.</p>	<p>None the less, in an effort to lower cost and maximize productivity of visits to the island, housing will be in place to accommodate researchers for several days.</p>		
156	6 November 2020	Birds Caribbean	<p>Research interest in the White-crowned Pigeon and seabird colonies is not sufficient cause to build and sustain a conservation centre,</p> <p>which will undoubtedly result in high negative impact on the associated habitat and wildlife through both its initial development and sustained maintenance required to keep the facility in operation. If needed, one or two funded internships would be sufficient to ensure that the necessary scientific work can be completed. A much better investment would be a conservation centre located on</p>	<p>Design Elements: The small footprint of the development, construction outside of the breeding seasons of white-crowned Pigeon and Seabirds and proposed mitigation constitutes a low impact associated with the construction.</p> <p>Comment #155 indicates the cay is very remote. Working from a base in New Providence, and travel back and forth between Nassau and Finley Cay, scientist would lose the opportunity to work in the field to collect data.</p>	27 November 2020	Posted to project's website

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			New Providence, a base from which research could be conducted periodically on Finley Cay and other islands.			
157	6 November 2020	Birds Caribbean	Extensive development will be problematic. The proposal says that a septic treatment will be installed, utilities (phone, internet, etc.) will be installed, and a reverse osmosis pumping system and deep injection well will be installed. This level of development is not consistent with the “no build” zoning of this island and will result in significant, permanent disturbance to habitat and wildlife.	<p>Design Elements:</p> <p>The EIA document indicates “<i>While there is no telecommunications infrastructure on the island, there is a low cell phone reception signal that is likely originating from towers on the island of Eleuthera which is approximately thirteen (13) miles to the North. Reliable telecommunication is essential during the operations as the site is an isolate Cay. The Owner intends to install a range extender with the permission of or through Bahamas Telecommunications Company. The unit will be affixed to one of buildings and will not require any towers or extended antennas</i>”</p> <p>The EIA document indicates “<i>The RO system will be installed along the southern trail (Trail A – See Figure 6). Vegetation to be removed for accessing plant site, well locations and installation of the unit is human altered and will be restored with native vegetation as a part of the habitat restoration exercise.</i>” There will be no removal of native habitat for the RO system. As the RO system supports the building structures to be used for enhancement of the island it is in keeping with the exception for building on the island.</p> <p>Finley Cay is not designated as a ‘no build’ zone.</p>	27 November 2020	Posted to project’s website

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158	6 November 2020	Birds Caribbean	One rat (likely a Black Rat; <i>Rattus rattus</i>) was detected during the EIA visit which invariably means that there are more. We do not have confidence that the “rodent barrier” proposed to be installed at one end of the island will be effective because rats are very capable swimmers and are most likely already established on the island and are very likely to be introduced with the building materials or with food and supplies for construction and operation phases.	<p>Design Elements: The presence of rodents on the can is confirmation that unregulated visits to the island is having a negative impact.</p> <p>In speaking of rodent control, the EIA Document indicates “<i>A rodent control plan will be implemented to addresses eradication of individuals presently on the island and outline control measure to prevent introduction of new species.</i>”</p> <p>Biosecurity measures to prevent the introduction of new invasive species to the island are outlined in the invasive species control in the EMP. Biosecurity measures include a combination of preventive measures, surveillance protocols and emergency procedures to respond to incursions.</p>	27 November 2020	Posted to project’s website
159	6 November 2020	Birds Caribbean	Mr. Etzin pledges to undertake a number of mitigation measures, such as removing invasive species, planting native plants, and installing a caretaker to guard against illegal hunting on the island. If done properly, this could benefit conservation of the pigeon and other biodiversity. We are concerned, however, that what is actually proposed here is	<p>Design Elements: The project acknowledges your agreement that invasive species removal, habitat restoration and the continued presence of a caretaker on the island could positively impact the biodiversity on Finley Cay.</p> <p>With regard to the reference of eco-tourism resort, see response to comment #150.</p> <p>The zoning order does not speak of human presence on the island and is limited to conditions for buildings.</p>	27 November 2020	Posted to project’s website

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			<p>an owner's holiday home and eco-resort for visiting tourists — a plan that is completely inconsistent with and in violation of the pre-existing zoning of the island designed to preserve Finley Cay in its natural state with little to no disturbance from people and development.</p>	<p>At the moment anyone can and do visit Finley Cay for whatever purpose they want, for as long as they want.</p>		
160	6 November 2020	Birds Caribbean	<p>the footprint be minimal and construction limited to a single building that includes accommodation for visiting scientists and caretaker facilities (to minimize habitat loss due to buildings and pathways),</p>	<p>Design Elements: The project has established that there will be no habit loss associated with pathways and mitigation has been provided for removal of vegetation for buildings.</p> <p>The number of candidates that would be willing to relocate to an uninhabited island as a caretaker will be very limited. Including shared accommodations for visiting scientist and an island custodian would be less attractive to candidates and likely lead to short term engagements for this position. The island custodian should have separate quarters outfitted with personal comforts.</p>	27 November 2020	Posted to project's website
161	6 November 2020	Birds Caribbean	<p>that activities to mitigate any impacts and enhance conservation of the nesting White-crowned Pigeons and seabirds are detailed in a management/ mitigation plan</p>	<p>Design Elements: Section 8.1, page 75 of the EIA outline the Conservation Management Strategy proposed which will be developed into the Conservation Management Plan for the island along with conservation partners that will include ornithologist.</p>	27 November 2020	Posted to project's website

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			(reviewed by panel of ornithologists/ conservationists) and approved in advance of any development on the island,	Local and regional organizations approached for partnership have indicated their willingness to provide support for the project if the Department of Environmental Planning and Protection makes a decision to grant a certificate of environmental clearance.		
162	6 November 2020	Birds Caribbean	all of the conditions for allowing development (carrying out mitigation activities, no additional building in the future, no renting out of the accommodation to tourists, no construction on the island during nesting season, etc.) should be in writing within a contract, including detailed plans for what would happen if the cay were ever to be sold, and	Design Elements: The project will adhere to the legal and science-based conditions of the Certificate of Environmental Clearance from the Department of Environmental Planning and Protection.	27 November 2020	Posted to project's website
163	6 November 2020	Birds Caribbean	Funding should be provided for independent monitoring (e.g. by BNT) of the observance of the conditions and for long-term monitoring of the status of the biodiversity,	Design Elements: The owner accepts that the financial burden of the conservation efforts on the island will fall to the project and agrees to run a bird tracking program and to facilitate at the project's expense the preservation of the cay in its natural state.	27 November 2020	Posted to project's website
164	6 November 2020	Sheylda Diaz Mendez	See summary in response	Dr. Sheylda Diaz Mendez, an Ornithologist based in Puerto Rico, also wrote in support of our project:	27 November 2020	Posted to project's website

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				<p><i>'The pigeon is present on other Caribbean islands but there has never been a formal attempt to gather accurate data on population density and health throughout the region in a holistic manner. This effort could be the start of a regional conservation labor.'</i></p> <p><i>'There is thus a unique opportunity to use this conservation project, the bird banding station, using well-designed survey techniques to gather sound scientific data to guide policy and adaptive management of the birds as it becomes necessary. This project seeks to do this and present this data for the edification of local, regional and international interests in the welfare of the White-crowned pigeon.'</i></p>		
Submissions to Department of Environmental Planning & Protection (Email Communications)						
165	13 October 2020	Pericles Maillis	Due to length of email and multiple references to the same subject matters which have already been addressed in other responses to Mr. Maillis within this document please refer directly to email correspondence in Appendix 10.	Due to length of email and multiple references to the same subject matters which have already been addressed in other responses to Mr. Maillis within this document please refer directly to email correspondence in Appendix 10.	27 November 2020	Posted to project's website

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166	15 October 2020	BirdsCaribbean	Due to length of email and multiple references to the same subject matters which have already been addressed in other responses within this document please refer directly to email correspondence in Appendix 11.	Design Elements: Due to length of email and multiple references to the same subject matters which have already been addressed in other responses within this document please refer directly to email correspondence in Appendix 11.	27 November 2020	Posted to project's website
167	4 November 2020	Laura Bammbini	Summary from letter. Laura Bambini, Invasive Species Working Group Chair for BirdsCaribbean, wrote in support of the project proposal and about the importance of eradicating IAS. Indicating that 75% of reptile, bird, amphibian, and mammal extinctions combined have occurred on islands and invasive species are implicated in 86% of all recorded extinctions on islands. Nesting birds are particularly vulnerable to rats who have been either partially or wholly to blame for the extinction of numerous bird species.	Design Elements: The project acknowledges the comments in support of the proposal.	27 November 2020	Posted to project's website
168	5 November 2020	Cristopher Hartley	Pericles Maillis contacted by phone this morning concerning a video I recently published on YouTube. I was told that some are saying, my video was not shot at Finely Cay. I can assure	Design Elements: The project did not challenge the validity of the location of the footage nor did any member of the project team speak with Mr. Maillis on the subject. Having Knowledge of the island, the project agrees that the footage is of Finley Cay and accepts your	27 November 2020	Posted to project's website

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			you as a sea captain, and the one who shot the footage in the year around 2000, on a trip back from Balara Bay Eleuthera (Governors Harbour) where my wife had a home at the time, that the footage is genuine, and is Finely Cay.	account of the footage being taken 20 years ago in the year around 2000. The Project thanks you for providing this historical evidence of seabirds use of Finley Cay.		
169	5 November 2020	Cristopher Hartley	We must realize as Bahamians we are Stewards of the shining gem of shallow seas, which in fact belongs to all of humanity as well as nature, and must look out for the fellow creatures that share "there" environment with us. These creatures cannot speak for themselves, so we have to look within to guess their point of view and do what is right for them.	Design Elements: The project agrees that citizen environmental stewardship is a powerful tool in the protection our natural resources. However, the project questions why a "steward of the shining gem of shallow seas" would go onto an island during nesting season and molest egg and chick, making disturbing sounds at the young. It is this type of unregulated visits and actions and its negative impacts that the project is seeking to discourage with the implementation of the Conservation Management Plan in association with local and international partners.	27 November 2020	Posted to project's website
170	5 November 2020	Pericles Maillis	White Crown Pigeon International Conference Proceedings November 1979 see Page 62 Conclusion 1. Systematically ascertaining and inventorying key nesting colonies;	The private-public-governmental partnership proposed by the project is in keeping with this conclusion as Finley Cay has been identified as a key nesting colony and while there has been ad hoc banding exercises on Finley Cay and other island throughout The Bahamas for the past five decades. However, the project research of historical banding did not uncover any documentation or evidence of the	27 November 2020	Posted to project's website

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				<p>systematic inventory of Finley Cay or any other island in The Bahamas.</p> <p>It is the project's opinion that reference to this document supports the need for an organized banding program in The Bahamas. The program proposed by the project can be used as a pilot project in this regard to revisit banding of White Crown Pigeon in the Bahamas with an end goal of providing data that can support efforts to lower hunting bag limits which would significantly increase the population and is therefore in keeping with the overall goal of enhancement of the Cay in its natural state.</p>		
171	5 November 2020	Cristopher Hartley	2. Permanently preserving key nesting habitats through purchase, easement, or other formal agreement.	The project cannot speak to the reason why the Government of The Bahamas may or may not have seek to purchase or enter into an easement agreement with the previous owner(s) of the island. However, as the government choose to designate the island as a Wild Bird Reserve with conditions on which building would be permitted, the owner has presented a proposal for use of the island in keeping with the legislation.	27 November 2020	Posted to project's website
172	6 November 2020	Dr. Reed Bowman	See summary in response	<p>Dr. Reed Bowman wrote in support of the Finley Cay project and stated:</p> <p><i>'The most important goal for pigeons would be to limit the hunting season and restrict unregulated human disturbance to the island.'</i></p>	27 November 2020	Posted to project's website

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				<i>'Closing Finley Key to hunting would be an enormous contribution to White-crowned Pigeon conservation locally and regionally.'</i>		
173	6 November 2020 4:36pm	Pericles Maillis	Due to length of email and multiple references to the same subject matters which have already been addressed in other responses to Mr. Maillis within this document please refer directly to email correspondence in Appendix 16.	Design Elements: Due to length of email and multiple references to the same subject matters which have already been addressed in other responses to Mr. Maillis within this document please refer directly to email correspondence in Appendix 16.	27 November 2020	Posted to project's website
174	6 November 2020 4:40pm	Pericles Maillis	Due to length of email and multiple references to the same subject matters which have already been addressed in other responses to Mr. Maillis within this document please refer directly to email correspondence in Appendix 17.	Design Elements: Due to length of email and multiple references to the same subject matters which have already been addressed in other responses to Mr. Maillis within this document please refer directly to email correspondence in Appendix 17.	27 November 2020	Posted to project's website
Focus Group Meetings						
175	30 October 2020	Bahamas National Trust	The purpose of this meeting was to engage in dialogue with the organization to discuss comments that were raised during the public meeting.	In the meeting, the BNT expressed concerns which were later laid out in a formal letter to which the project(see comments 140-147 and the project's response).	27 November 2020	

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176	22 November 2020 10:30am	Spanish Wells Community	The purpose of this meeting was to engage in dialogue with the hunting and Fishing community of Spanish Wells. organization to discuss comments that were raised during the public meeting.	<p>The main question: Could you come to Spanish Wells or any surrounding communities and carry a couple people there and show, not just look at a piece of paper, looking at the plans is one thing but could you carry a few of us there and show where and how and what you want to build? Let us look at it and we might be able to give you some advice on what we think.</p> <p>Justin Etzin: ‘Whatever happens, we will continue this dialogue and I would very much like to invite you to the Cay and walk through with you and show you what we are hoping to do</p>	27 November 2020	Posted to project’s website
Telephone Calls						
177	22 October 2020	Matt Jeffery	Comments expressed in the public meeting.	<p>Design Elements: The purpose of this meeting was to engage in dialogue with participant in order to formally address comments made in the public meeting.</p>	27 November 2020	Posted to project’s website
178	20 October 2020	Ancilleno Davis	Comments expressed in the public meeting.	<p>Design Elements:</p>	27 November 2020	Posted to project’s website

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				The purpose of this meeting was to engage in dialogue with participant in order to formally address comments made in the public meeting.		
Website Feedback Form						
179	19 October 2020	Paul Maillis	As a member of the BNT, a hunter, and a conservationist, I want to discourage any attempts to create private residence on Finely Cay.	<p>Design Elements: The project acknowledges the participants objection to a private residence on the island.</p> <p>The proposal has been amended to reduce the number of structures on the Cay from 5 to 3. This is a 40% reduction in the planned number of structures and limits the structures for conservation purposes.</p>	27 November 2020	Posted to project's website
180	19 October 2020	Paul Maillis	In my opinion, it is deeply regretful that this property was sold you with the impression that our zoning laws were 'optional' or malleable. I feel sorry that you are in this situation, but going forward with this development is not going to be a net positive for the Cay or the White-Crowned Pigeon population.	<p>Design Elements: The zoning regulations for Finley Cay clearly states the conditions on which building would be permitted on the island.</p> <p>The project has provided information on the total square footage of the island, square footage of each vegetation type, and square footage of each building. When compared to the size of the habitat to be impacted the area of impact was assessed to be minimal and the mitigation of the restoration efforts will yield a net positive impact.</p> <p>The project attempted to contact Mr. Maillis on 19 October 2020 after the comment was posted to the website. A voice mail message was left asking Mr.</p>	27 November 2020	Posted to project's website

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				Maillis to contact the project with regard to this post. As the project was unable to contact Mr. Maillis for clarification and there was no evidence submitted to the assertion that the development will not yield a net positive impact, the project cannot respond further to this comment.		
181	19 October 2020	Paul Maillis	The amount of area needed for a residence is unacceptable, and it takes very little human presence near roosting sites to discourage breeding pairs from returning from the island.	Design Elements: See response to comment # 179.	27 November 2020	Posted to project's website
182	19 October 2020	Paul Maillis	With private residences come pets, rats, snakes, drunken youths and loud music. None of which are to be tolerated near such a crucial breeding area.	Design Elements: The Owner has advised that he has no pets and does not intend to bring a pet to the island. Rats are already known to be on the island. A rat eradication program will be implemented to address rats presently on the island and a rodent control program will be implemented to prevent new introductions to the cay or spread of current population. The island is already exposed to scores of unauthorized visits including day trips with drinking and loud music. The owner has made a commitment to passive use of the island that is respectful of the avian population.	27 November 2020	Posted to project's website

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183	19 October 2020	Paul Maillis	My advice to you, respectfully, is to sell the property and spare your losses. We are a nation that values it's wild bird populations and the people of North Eleuthera fully oppose this development. I support them in opposition.	<p>Justin Etzin: The claim of “We are a nation that values it's wild bird populations” is one that is in direct contradiction to the hunting of the White-crown Pigeon which is done .</p> <p>The project acknowledges the participant’s support of the opposition to the development.</p>	27 November 2020	Posted to project’s website