SKYLINE
HOTEL & THEME PARK

PROJECT SUMMARY FOR THE CONSTRUCTION AND OPERATION OF A HOTEL AND THEME PARK AT MIDDLESEX, CANAL #2 POLDER, WEST BANK DEMERARA

Prepared for:

Mr. Krishna Nandalall Persaud
Managing Director
SKYLINE CONTRACTING SERVICES
Lot 3 Public Road,
Windsor Forest
West Coast Demerara
GUYANA

Prepared by:

ENVIRONMENTAL SOLUTIONS
Lot 1765 Pioneer Lane
South Ruimveldt Park
Georgetown

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SECTION 1: INTRODUCTION

1.1 Project Overview

SKYLINE CONTRACTING SERVICES, registered under the Business Names Registration Act, chapter 90:05 on (Specify Date) **(See Certificate No: 212640)** has submitted an application along with supporting documents to the Environmental Protection Agency for an Environmental Authorization to construct and subsequently operate a Hotel and Theme Park at Middlesex Village, Canal #2 Polder, West Bank Demerara.

The developer (Mr. Krishna N. Persaud) has acquired Tract "A" being portion of Block "A" Part of the West ½ of Middlesex, Canal No.2 Polder, West Bank Demerara; secured some of the key regulatory approvals; and is currently actively engaged in the phased development of the proposed multi-purpose facility.

The proposed project will have the following elements:

1. **Five Storey Hotel**
    a. Self-Contained Hotel Suites
    b. 1 Luxurious Presidential Suite
    c. 8 Deluxe Suites
    d. Conference Hall with Rooftop Deck
    e. Contemporary Bar with Poolside Amenities for Fine Dining
    f. Kitchen with Modern Appliances for Meal Preparation
    g. Bathroom Facilities
    h. Administrative Office Facilities
2. **Restaurant**
3. **Professional Tennis Court**
4. **Two Storey Strip Mall**
    a. Drive Through
    b. Modernized Gym,
    c. Massage Parlour
    d. Two Movie Theatres
    e. Spaces for Commercial Activity
    f. Vegetative Buffer Zone (Mini Relaxation Park)
5. **Pool and Water Park Slides Area**
    a. Wave Pool (200 ft x 30 ft)
    b. Pump Room (inclusive of but not limited to Compression Jet System)
    c. Lounge Chairs
    d. Accessible Bar
    e. Open Air Entertainment Space
6. **Theme Park**
7. **Recreational Park**
8. **Garden and Petting Zoo**

Taken together the proposed development represents an investment of US$12.7 million. During the construction and operational phases, opportunities will be made available for the employment of skilled and unskilled staff. The Government of Guyana, is also expected to benefit from NIS Contributions and a range of imposed taxes that

will have to be paid by the developer on profits earned during the operational life of the project. It is anticipated that the project will yield a conservative annual turnover of G$19 million.

SECTION 2: DESCRIPTION OF PROJECT LOCATION

2.1 Layout of the Project

The Hotel and Theme Park currently under development is located within Middlesex - one of several sub-villages within Canal No. 2 Polder Local Government District within Administrative Region #3: Essequibo Islands – West Demerara. **(See Figure 1)**

Canal No. 2 Polder is largely a rural agricultural community physically laid out for significant agricultural production. Each property has a portion that is closer to the roadway used for dwellings (called homesteads) and another portion (called farmlands) at the back of the homestead - extending all the way to the main irrigation/ drainage canal dams - which can be used for the cultivation of crops or the rearing of a range of types of livestock, small ruminants and poultry. Owing largely to the prohibitive nature of the economic costs associated with unlocking the economic potential of the farmland portion of these properties, many of these lands are either partially utilized, rented out, or simply left unutilized and overgrown with vegetation.

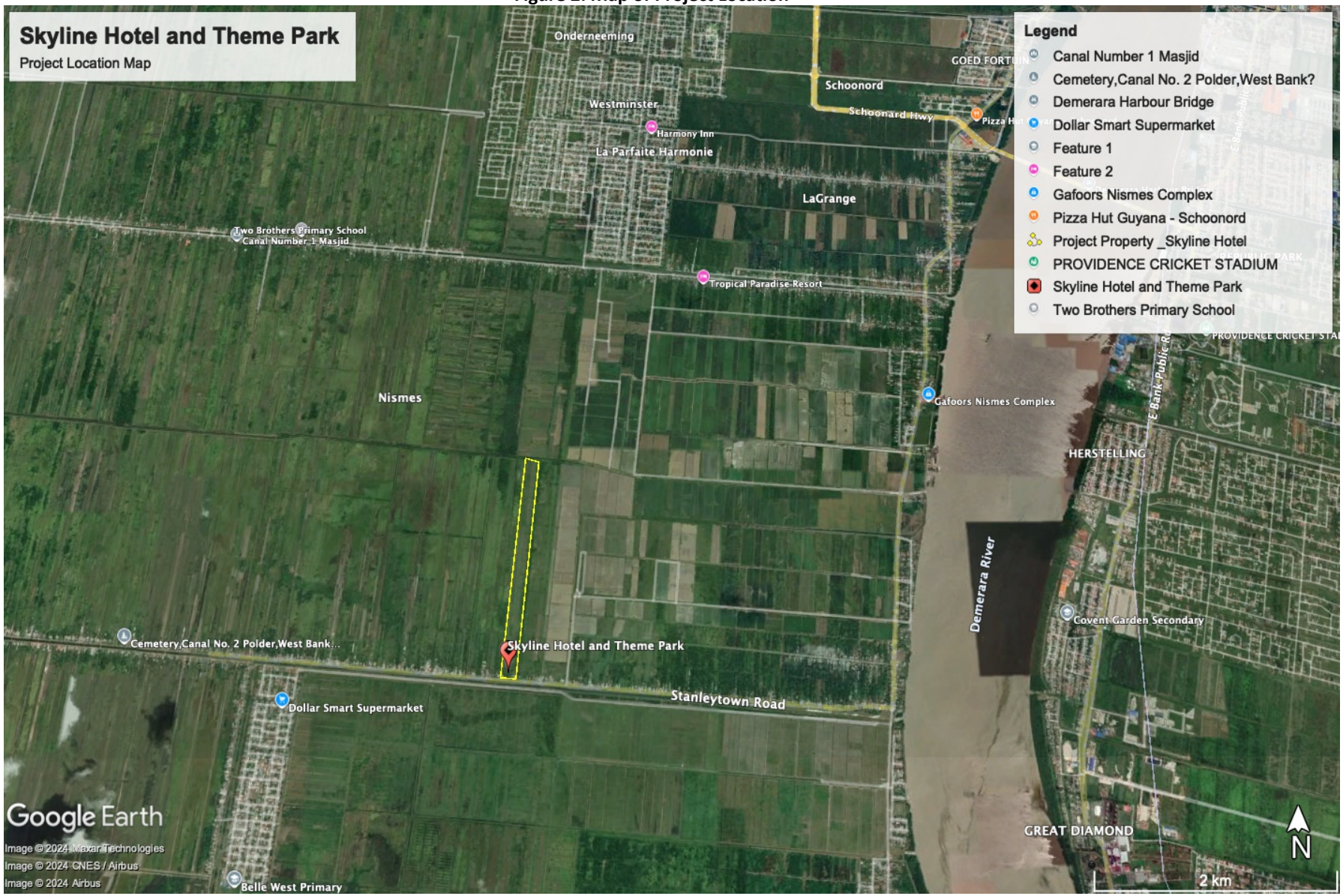
The developer in this instance, plans to fully utilize in a phased way Tract “A” being portion of Block “A” Part of the West ½ of Middlesex, Canal No.2 Polder, West Bank Demerara having an area of 37.8143 acres.

The identified portion of land is bordered to the **North** by the C-Line dam, to the **East and West** by privately owned agricultural land with dwelling houses in the homestead portion, and to the **South** by an all-weather asphalted public Road that services the entire Canal No. 2 Polder Community. **(See Figure 2 – 4 Below)**

<Figure 1: Map showing surrounding areas in Part of Administrative Region #3 and 4>

Source: Google Earth, 2024

<Figure 2: Map of Project Location>



Source: Google Earth, 2024

<Figure 3: Map Showing Distance of Project Location from West Bank Public Road>

Source: Google Earth, 2024

<Figure 4: Map showing distance of Project Location from the Conservancy Dam>

Source: Google Earth, 2024

SECTION 3: DESCRIPTION OF THE EXISTING PROJECT

3.1 Description of Project Elements

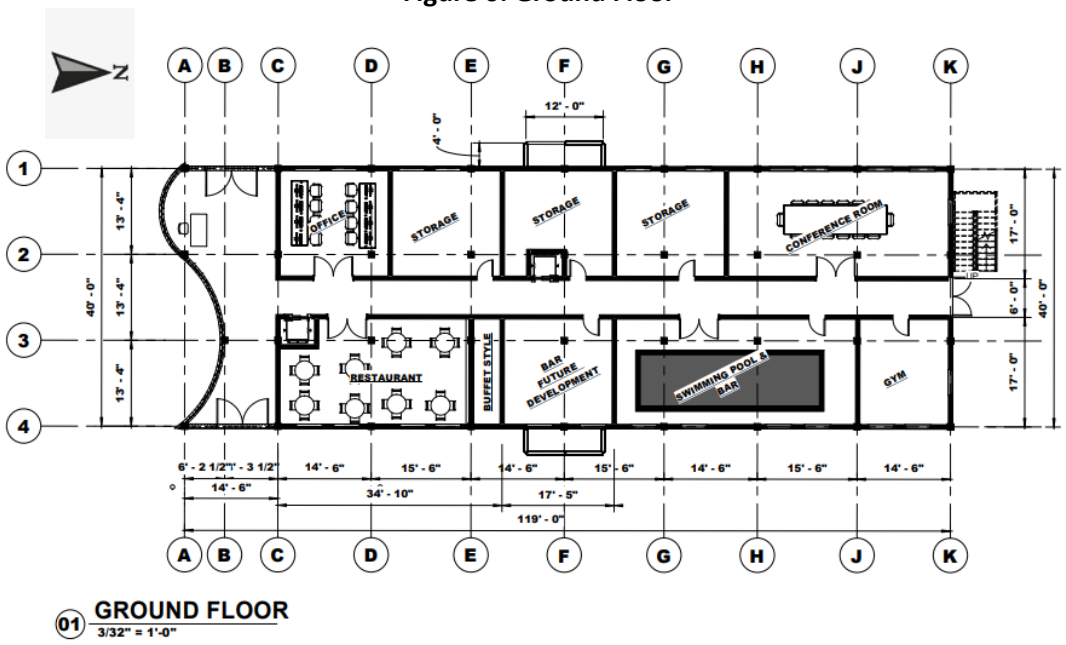
The proposed project will be implemented in five (5) distinct phases. A workforce consisting of local and foreign contractors will be used to provide employment opportunities for over 50 daily workers that will be engaged in project execution. Construction of al the proposed project components is expected to last for up to between 8-10 years.

Phase I, which has already begun, involves the construction and subsequent operation of a stylish five (5) Storey fifty-nine (59) room hotel with restaurant and a strip mall with associated parking lot facilities**.** The five storey 59 room hotel will feature the following elements: a luxurious presidential suite, 8 deluxe suites, a conference hall and a rooftop deck. The Hotel suites will be located on the second, third and fourth floors. The ground floor will accommodate people with special needs and it will feature an office for hotel personnel and receptionist desks which will be situated near the hotel's entrances for convenience. The hotel will also feature a restaurant for fine dining. Just behind the hotel a professional tennis court will be available for utilization by guests and patrons. **(See Figure 5-11)**

Lastly, a strip mall will be available for utilization by guests and paying patrons. The strip mall will host a number of amenities: a drive through for two major fast-food franchises, a modernize gym with massage parlor and two (2) movie theatres along with compartments to accommodate at least 15 spaces for various stores and such as clothing, giftshop, a barber and spa along with other fast-food outlets.

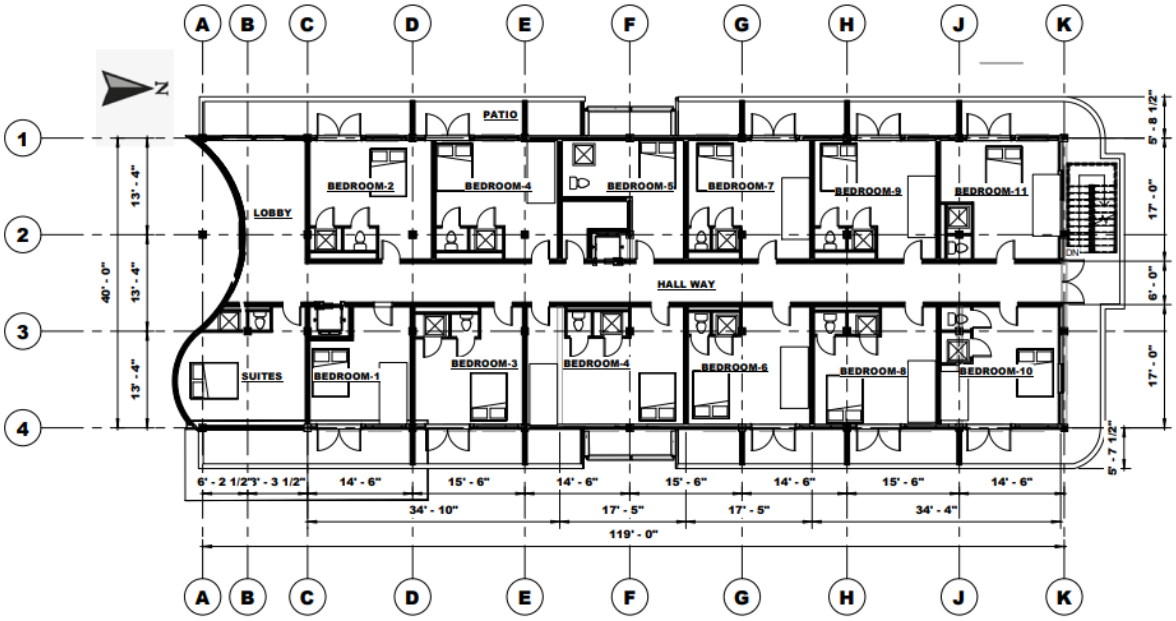
<Figure 5: Five Storey 59 Room Hotel>

<Figure 6: Ground Floor>



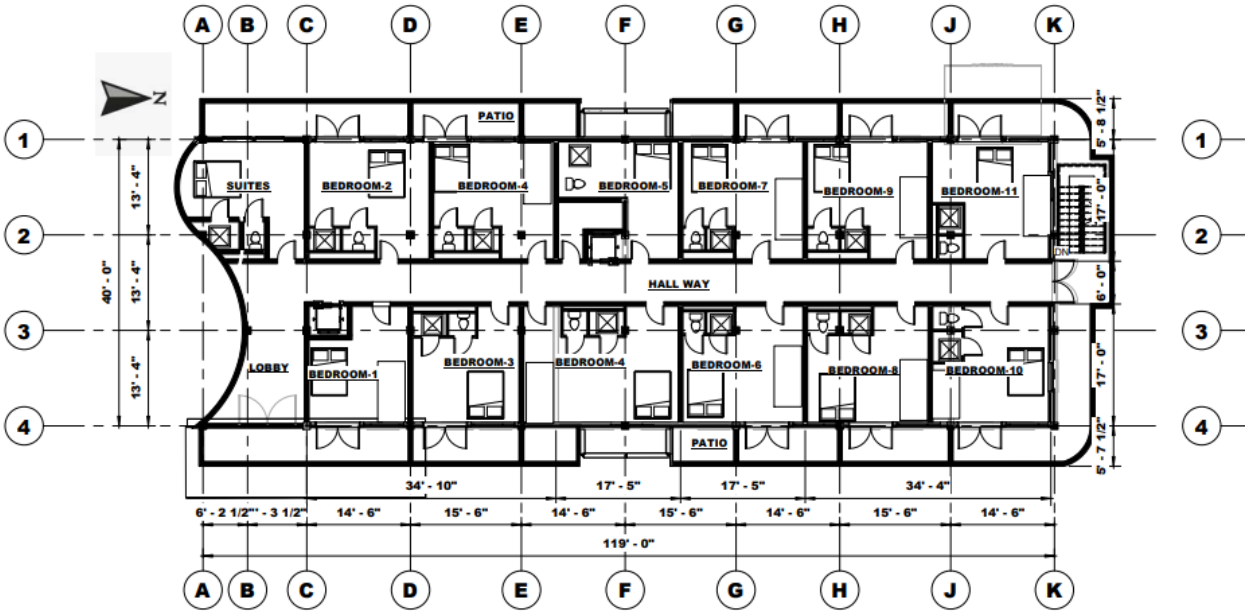
01 GROUND FLOOR
3/32" = 1'-0"

<Figure 7: First Floor>



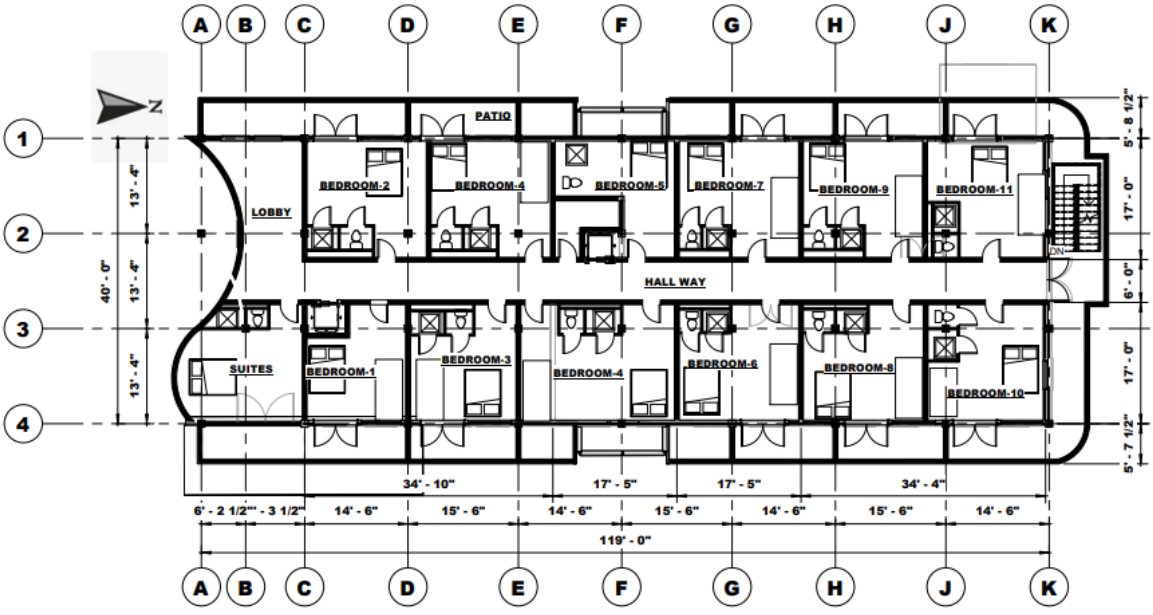
02 FIRST FLOOR
1" = 10'-0"

<Figure 8: Second Floor>



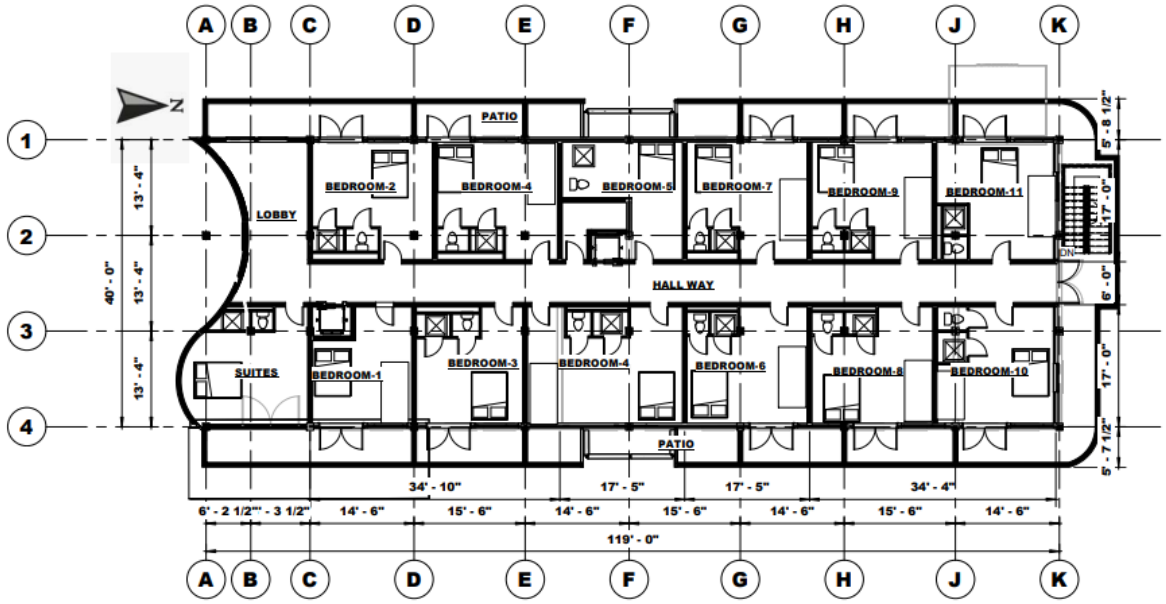
03 SECOND FLOOR PLAN LAYOUT
3/32" = 1'-0"

<Figure 9: Third Floor>



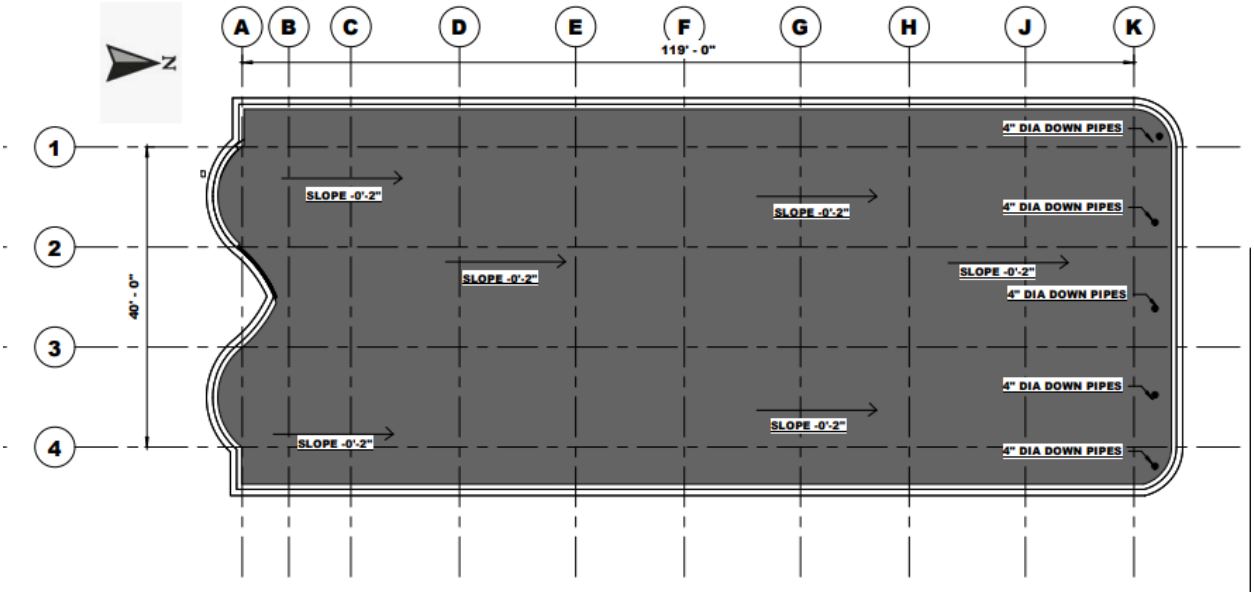
04 THIRD FLOOR PLAN LAYOUT
3/32" = 1'-0"

<Figure 10: Fourth Floor>



05 FORTH FLOOR PLAN LAYOUT
3/32" = 1'-0"

<Figure 11: Fifth Floor/ Roof>

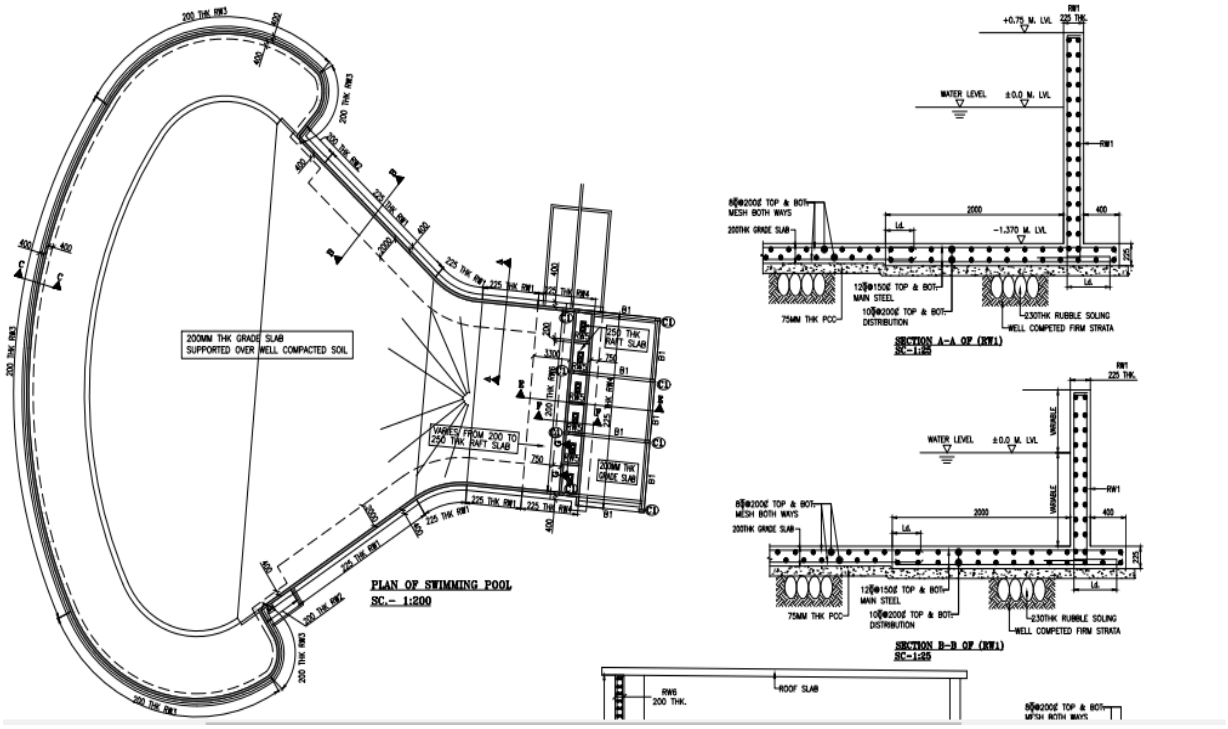


06 ROOF PLAN
3/32" = 1'-0"

Phase II which is expected to follow will see the construction of a Wave Pool and the Installation of Water Park Slides. The Wave Pool which will be located aback the hotel will be 200 feet by 30 feet. This pool will be equipped with a compression jet system to create artificial waves similar to those in the ocean. This area which will have a bar and entertainment systems will be equipped with lounge chairs **(See Figure 12-13)**

<Figure 12: Artistic Impression of Wave Pool>

<Figure 13: Design of Wave Pool>



Phase III will see the construction and subsequent operation of a theme park. The proposed theme park would be featured with exciting rides, snack and confectionery bars and a movie theatre. The ideal environment for a family getaway or some self-time relaxation. The theme park would be some 15,000 square foot surrounding a fountain pond to enhance its aesthetic.

Last but not least, the final phase (**Phase IV**), will see the construction and operation of a recreational park, garden and petting zoo and the conclusion of all landscaping works.

3.2 Raw Material Requirements

The following raw materials will be used during the construction and operational phases

- Steel
    - Steel Rods
    - H Steel
    - Steel Decking
- Lumber
- Stone
- Sand
- Cement
- Glass
- Water
- Electricity
- Equipment

3.3 Sources of Utilities

Several utilities are to be used for the operations of this multi-purpose facility:

- **Potable Water** will be supplied by means of supply lines from the Guyana Water Incorporated.
- **Electricity** will be supplied by Guyana Power and Light Incorporated. To complement or offer a backup electrical supply, the business will have a diesel generator with a 91 kVA capacity that is equipped with a silencer and placed in a soundproof room. In the event of a power outage, this will lessen reliance on the Demerara-Berbice Integrated System
  grid and assist in providing a steady power source.
- **Telecommunications** Services will be supplied by a reputable service provider.
- **Information and Communications Technology (ICT) services** will be supplied to the Hotel and other facilities onsite by a reputable service provider.

3.4 Air Emissions

There are likely to be emissions from the following stationary and mobile sources at Skyline Plaza Hotel and Theme Park. **(See Table 1 Below)**

Table 1: Sources of Air Emissions

No.	Types	Sources
	Stationary Sources	
1	Gaseous Pollutants (Combustion Gases)	Backup Power Generation System
2	Tank Venting	Aboveground Fuel Storage Tank
3	Particulate Emissions	Unpaved Surfaces Onsite Emissions from Aggregate Stockpiles Emissions from Sand Stockpiles Construction Material Preparation Area Loading of Cement Mixer Truck
	Mobile Sources	
4	Gaseous Pollutants (Combustion Gases)	Exhaust from Heavy Duty Trucks Exhaust from Front End Loader Exhaust from Cement Mixer Trucks
5	Particulate Emissions	Kickup Dust from Vehicle Movements Onsite

3.5 Waste Production

There is likely to be three (3) main categories of waste generated by Skyline Hotel and Theme Park. Solid, Liquid and Hazardous Waste materials. (**See Table 2 below**)

Table 2: Categories of Waste Generated

No.	Types	Specific Waste Streams	Treatment/ Disposal Methods
1	**Solid Waste**		
		Construction Waste Materials	Used on property for land filling
		Cement Packaging	Collected and Disposal by private waste management services.
		Waste Lumber	Collected and Disposal by private waste management services.
		Packaging Wastes	Collection and Disposal by private waste management services
		Cut Steel Rods and Decking	Collection by Scrap Metal dealers
		Food Residue Waste	Material will be composted onsite for the production of an organic manure
		Vegetative Residues	
		Filtration Cartridges	Collection and Disposal by private waste management services
		Obsolete Spare Parts	Collection by scrap metal dealers.
		Excavated Earth	Used on property for land filling
2	**Liquid Waste**		
		Human Excrement and Urine	Onsite Septic Tank with Associated Treatment System. Sludge will be collected and disposed of by private waste management service.
		Greywater (Rinse Water)	Disposal to Surface drain
3	**Hazardous Wastes**		

No.	Types	Specific Waste Streams	Treatment/ Disposal Methods
		Spent Lubricating Oi	Collection, Disposal and Treatment of Waste by Hazardous Waste Treatment Facility.
		Empty Chemical Containers – Water Purification Chemicals	Triple rinse and dispose with non-hazardous waste materials
		Fluorescent Bulbs	Disposal of with non-hazardous garbage
		Agrochemical Containers	Triple rinse and dispose with non-hazardous waste materials

SECTION 4: POTENTIAL IMPACTS AND MANAGEMENT

4.1 Environmental and Social Impacts

Given the activities elaborated at **Section 3 above** that are to be undertaken at the project site during the construction and operational phases, several environmental impacts are anticipated and mitigation measures will be implemented for the management of the same. A comprehensive assessment will be undertaken at a later stage if it is so determined by the Agency.

The following environmental and social impacts are likely during the construction and operational phases for the Skyline Hotel and Theme Park development.

Environmental Impacts

- Use of Energy Resources
- Use of Water Resources
- Emissions to the Air: Dust/ Particulates
- Emissions to the Air: Gaseous Emissions (Combustion Gases)
- Emissions to the Air: Gaseous Emissions (Volatile Organic Compounds)
- Noise and Vibration Impacts
- Nuisance
- Potential Releases/ Discharges to Surface Water
- Potential Releases to Land/ Soil
- Generation of Solid, Liquid and Hazardous Waste

Social Impacts

- Health and Safety Risks

4.2 Mitigation Measures

The Developer will implement the following mitigation measures to address adverse impacts associated operations of all elements of the Hotel and Theme Park. **See Table 3 below.**

Table 3: Mitigation Measures

ASPECTS	MITIGATION MEASURES
ENVIRONMENTAL IMPACTS	
Use of Water Resources	• Implementation of water conservation initiatives
Use of Energy Resources	• Implementation of Energy conservation initiatives
Emission to Air: Dust/ Particulates	• Use of Wet Suppression methods • Limiting Vehicle Speeds onsite to minimize kick up dust • Placement of Raw Material Stockpiles in areas onsite that are downwind
Emissions to Air: Gaseous Emissions (Combustion Gases)	• Use of improved Equipment with lower pollutant emission levels • Perform Regular inspection and maintenance of mobile heavy-duty equipment and Asphalt Plant elements in accordance with manufacturer's specifications
Emission to Air: Gaseous Emissions (Volatile Organic Compounds)	• Monitoring of Venting Systems on All Aboveground Storage Tanks • Design areas to improve ventilation. • Ensure the efficient operation of the emission control systems installed.
Noise and Vibration Impacts	• Use of Sound Attenuated Power Generation Systems • Use of Heavy-Duty Equipment with lower noise emission levels • Placement of Heavy-Duty Equipment on Level Ground/ Foundations. • Placement of Noise Generating Equipment away from sensitive receptors. • Regular inspection and maintenance of heavy-duty equipment in accordance with manufacturer's specifications • Restricting Noise generating activities to between certain times.
Nuisance: Odour Emissions	• Installation and use of emission control technologies
Potential Releases/ Discharges to Surface Water	• Use of Effluent Treatment Technologies (e.g. Grease Trap, Oil water separator, erosion and sedimentation control mechanisms.
Potential Releases to Land/ Soil	• Use of drip trays • Use of Prepositioned Spill Kits • Use of Secondary Containment structures around high-capacity aboveground storage units to recover materials that can be spilt.
Generation of Solid, liquid and Hazardous Waste	• Holding of Waste material in sealed high-capacity bins onsite • Private Waste Management Contractor will collect, transport, treat and dispose of waste material generated
SOCIAL IMPACTS	
Health and Safety Risks	• Emergency Response Plans to address Emergency Situations that may potentially arise • Strategic placement of Emergency Resources: First Aid Kits, Spill Kits, Fire Extinguishers etc.

SECTION 5: APPENDIX

5.1 Pictures of the Project Site

<Figure 14: View of Hotel Building being Erected>

<Figure 15: Unfinished Front of Erected Hotel Building>

<Figure 16: Side View of Erected Hotel Building>

<Figure 17: Side View of Erected Hotel Building>

<Figure 18: Unfinished Rear View of Erected Hotel Building>

<Figure 19: Area Aback of Erected Hotel Building>