





Environmental Impact Assessment for Lighthouse Point


BY THE NUMBERS

3  Years spent working on the EIA


758  Acres purchased in South Eleuthera

16%  Amount of the property DCL intends to develop

25%  Amount of property DCL is donating to Government & people of The Bahamas

0  Coral reefs in the footprint of the marine facilities

0.145  Combined acreage of individual corals & sponges the project could impact (including a secondary buffer)


11  Number of vegetation types & number of benthic habitat types

200  Vascular plant species

100  Bird species

74  Species of fish plus **60** other marine species

\$800 MILLION  Increase in Bahamas GDP over 25 years

50+  Number of meetings held with stakeholders in The Bahamas and beyond

Disney Cruise Line is creating a new experience in Eleuthera at Lighthouse Point. The destination will create sustainable economic opportunities for Bahamians, protect and sustain the natural beauty of the site, celebrate culture, and help strengthen the community in Eleuthera. It will complement Castaway Cay, a Disney destination located in the Abaco chain of The Bahamas, giving families the opportunity to enjoy the site's beautiful beaches and explore nature, as well as enjoy the broader tourism offerings in Eleuthera.

DCL has spent three years working hand in hand with a team of highly qualified and experienced scientists and other professionals to complete a comprehensive Environmental Impact Assessment (EIA). The EIA is based on extensive fieldwork, robust data collection and analysis, engagement with key stakeholders and a review of available literature.

"We have spent an unprecedented three years developing one of the most comprehensive EIAs ever produced for a project in The Bahamas. Along the way, we have engaged with hundreds of stakeholders and experts throughout The Bahamas, whose thoughtful feedback has enabled us to continue to evolve our plans. As we have said from the beginning, we will only move forward with a project at Lighthouse Point if we are able to do so in a way that aligns with our company's deep and longstanding commitment to the environment. The EIA has confirmed this will be possible with the appropriate environmental management plan in place."

- Dr. Mark Penning, Disney Vice President, Animals, Science and the Environment

PROJECT DESIGN

The design for Lighthouse Point, which is rooted in the stories and culture of The Bahamas and the natural environment, includes:

- Open-trestle pier & small marina that do not require dredging
- Art and culture center
- Walking paths and beach areas with beach chairs and cabanas
- Food and beverage and merchandise locations
- Back-of-house support areas and service roads
- 190 acres of land donated back to the people of The Bahamas
- Newly constructed public roadway
- Access to the site, including the southernmost point, for Bahamian residents and citizens for non-commercial purposes

KEY EIA FINDINGS

- The development and operation of a proposed Disney Cruise Line (DCL) destination at Lighthouse Point isn't expected to result in a loss of terrestrial or marine biodiversity.
- No unique marine habitats or species have been documented to occur within the proposed development footprint compared to other areas of Eleuthera or The Bahamas more broadly.
- Based on surveys using the globally recognized Atlantic and Gulf Rapid Reef Assessment, coral reefs do not appear within the footprint of the open-trestle pier or marina. Including 75-foot buffers on both sides of the pier, just over 1/10 of an acre (0.145 acres) of individual corals could be potentially impacted and will be mitigated. Nearby patch reefs –considered to be in “Fair” condition based on AGRRA surveys – are outside of the project area by more than 500 feet and will not be directly impacted.
- The impact to terrestrial species is expected to be minimal given the low-density nature of the project. The salt ponds on site will not be developed.
- Some historical ruins were found in an area of the property where no development is planned.
- The project is not expected to have a material impact on climate change. DCL is employing sustainable building practices and there is not expected to be a loss of marine or terrestrial biodiversity. DCL plans to protect its significant investment in the project by using design and building techniques that will enable it to withstand impacts due to climate change.

LOW-DENSITY DEVELOPMENT AND SUSTAINABLE PRACTICES

Disney Cruise Line's plans for Lighthouse Point are designed to minimize the impact on the natural environment.

- An innovative, open-trestle pier will not require dredging, nor will the small marina. This significantly reduces the impact to the ocean floor and marine environment.
- An elevated design for many walkways and structures will reduce impacts to the natural environment.
- Disney will meet at least 30% of the energy demand for the project from renewable energy, with further augmentation of solar capacity being assessed.

PROPOSED MITIGATION

Disney will implement an Environmental Management Plan that will enhance the environment at Lighthouse Point and minimize the development's impact through conservation, monitoring, rehabilitation and education.

- Disney Cruise Line will develop a coral relocation plan to move protected corals and adult reef-building coral colonies within the development footprint. This expands on Disney's existing coral relocation work already in place in Abaco, which has had 90% success rate over the past ten years.
- Management protocols will be used to protect and maintain populations of notable bird species that have the potential to be impacted by development, such as the piping plover, great lizard cuckoo and Kirtland's warbler, which have been observed on the site.
- Tree surveys will be conducted in advance of any development activities to identify and avoid impacts.
- On-island interpretive educational programs will highlight the species found in the terrestrial and marine environments at Lighthouse Point. Pedestrian nature trails with educational signage will allow the public and guests to observe and learn about the area's unique properties and natural beauty. Signage will also address reef-friendly sun protection measures and other environmental conservation messages.

STAKEHOLDER ENGAGEMENT

DCL has met with hundreds of stakeholders in The Bahamas and engaged with numerous respected environmental and conservation organizations, such as The Bahamas National Trust, the Perry Institute for Marine Science and Sea Legacy, among others. These conversations and EIA findings have enabled DCL to continue to evolve its design. For example:

- Surveys identified a number of protected trees and some cultural ruins in the northwest area of the property. As a result, the structures originally planned for that area have been relocated to the eastern side of the property.
- When bird surveys identified a small wintering population of endangered piping plovers at a location along the southern shore of the property, the design was adjusted to avoid that area.
- Through this process, it was determined that the pier could be narrowed, reducing the potential impact on the marine environment by approximately 25% from the original design.

ECONOMIC IMPACT

Over 25 years, the project is conservatively expected to provide a more than \$800 million increase in Bahamian GDP. It will create at least 150 construction jobs, at least 150 operational jobs, give priority to Bahamian tour operators and entertainers, and provide space for Bahamian vendors on the property for the sale of their goods and services, among other efforts. The Disney-funded Eleuthera Business Hub, designed to support entrepreneurs and small businesses, is now open in Rock Sound, Eleuthera, in partnership with the Eleuthera Chamber of Commerce and the Access Accelerator / Small Business Development Centre.