

16th June 2021

Delores B. Vazquez
Planner (Development Management)
Department of Planning
Government Office Building
Hamilton, Bermuda

RE: P0239-21/OBJ0087-21;0088-21 & 0089-21

Dear Ms. Vazquez:

Thank you for forwarding the above noted Objection letters on Friday. We have read the content and are satisfied there is a reasonable response to relieve the concerns expressed therein. Each of the organizations do an admirable job in their own sphere of expertise, however the similar objection comments raised in all three letters suggest a comingling of incomplete facts and unfounded fears.

Regrettably in 2012 similar unfounded dire warnings and predictions for the development of this site created a poisonous social media environment such that nearly 10 years later, references to the same comments then, checker the ability of the new Hilton Branded Hotel Condo Development Project to succeed now. This is particularly unsettling as to date no other reasonable recommendation to redevelop the site has ever been proposed and there are already deposits placed for the purchase of individual units. The Bermudiana Beach Resort is a critical piece of modern tourism development, providing a much-needed Bermuda 3 Star Brand vacation experience and is a vital part of the BTA's and Governments plan to redevelop the post Covid Tourism industry.

The three similar items noted in the Objections were:

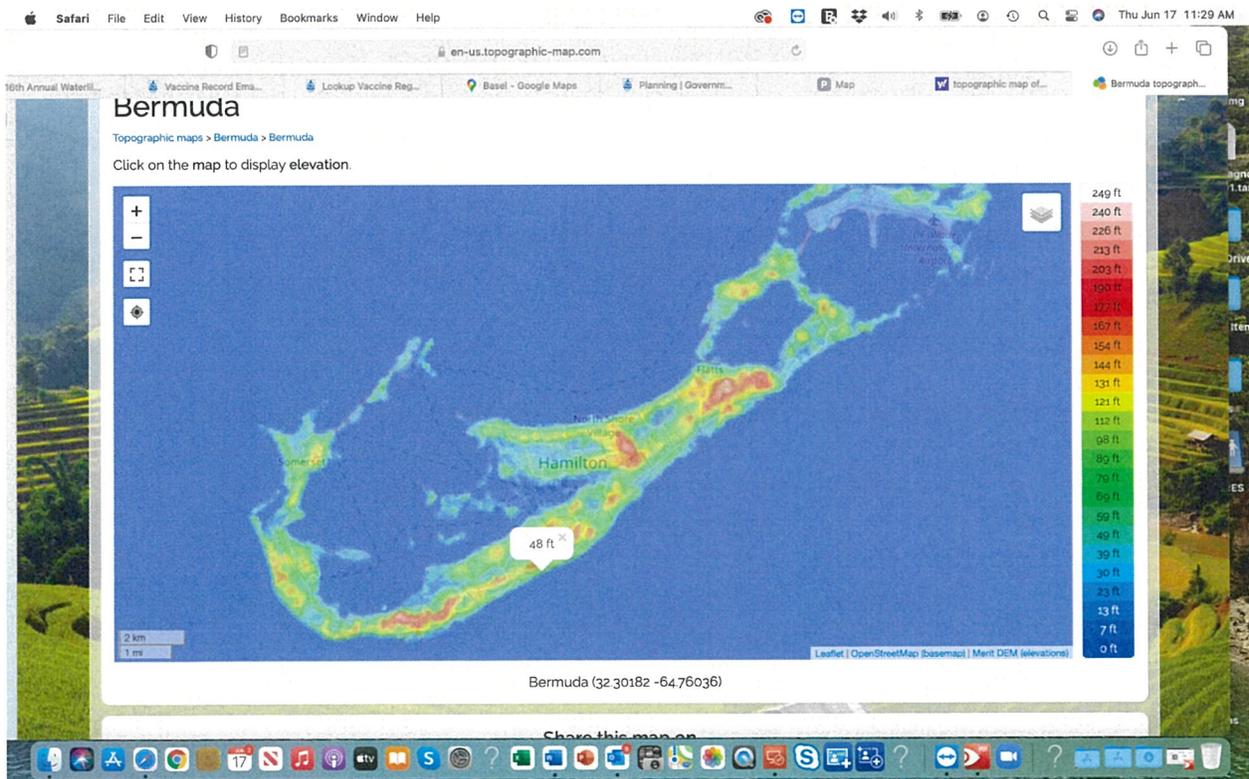
1. Development in Coastal Reserve Zoning,
2. Structural Resilience of the Funicular
3. Stability of the Cliff Face

1 Development in Coastal Reserve Zoning: The first submission to the Department of Planning for Phase 2 of the Bermudiana Beach Resort was in September 2014, was Approved, subsequently renewed in 2016, 2018, amended in 2019 to include 2 Funicular carts for safety and Building Permit Applied for in April of 2020 and Approved in June 2020. Due to complications with Covid lock downs and knock-on financing issues, the works on the Phase 2 did not commence, though other Permits were activated. An administrative error on our part failed to reapply for the Planning permission in September 2020. Hence, we are where we are today. This is fundamentally a reapplication of the same Phase 2 project to provide and safe and unique experience for the hotel guests to access the beach, some 40+' below the cliff edge as was originally approved 2014. Only being able to walk up and down 4 stories

of stairs to the beach is certainly a “unique” tourism experience but totally incompatible with modern guest expectations. Bermuda must compete with the world, no access to the beach or making the experience uncomfortable does nothing to grow our ability to attract visitors and guests.

2 Structural Resilience of the Funicular: The Building Permit applied for and approved in June of 2020, addresses the issues of structural resilience in the face of a large storm event. The same structural engineers that were responsible for the beach wall have ascertained the funicular design to be useful, practical, and resilient. The placement of the landing platform on concrete posts allows for surge tides to swirl around the base without punishing the structure. Set into the hard pan rock at the base of the cliff, the posts and platform are 15.5 '(4.7m) above high-water mark and are also fixed to the mass concrete coastal wall. Surge tides 12-14 feet above the high-water mark are the accepted engineering baseline for coastal waters, such as the new Airport and St Regis Hotel. The Objectors example of a 150-year storm of 14.9 m (49 Feet) is an extraordinary exception point of reference. Should the South Shore be visited with such a wave, the environment and physical destruction across large sections across the island would be so complete that any effect on the structure of the Funicular would barely make page 3 of the daily paper.

Please refer to topographical Map attached below with Bermudiana Beach Resort location noted.



3 Stability of the Cliff Face: As noted above in 2012 there was much public comment regarding the relative stability of the Cliff face considering the condo-development. Despite the public clamor on the subject, many of the public failed to examine Planning file with the research of the Lohse Geoconsulting, in three submitted reports that confirmed the stability of the land, cliff face and the application of the barrier wall at the base. So long as the cliff face was maintained free of casuarina trees and their destructive roots, and the base wall was inspected and maintained the geo-soils would continue to be stable. In 2015 Bermudian Hydrologist Mark Rowe, similarly, submitted a letter to the Planning file acknowledging the same (see Attached letter). Any further comments from the Objectors in this matter appear to be speculative and without basis of engineering research.

We thank you for your assistance with this file and look forward to receiving the updated Planning Approval for Phase 2. The development looks to start construction this summer with an opening in the spring of 2022. There is good reason to be confident of the success of the Bermudiana Beach Resort experience, not the least of which will be the positive experience of the Phase 2 works.

Should you have any additional questions, please do not hesitate to contact this office

Yours sincerely,



Colin Campbell
Director, Senior Architect
OBM Ltd.

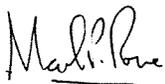
Report for Colin Campbell, OBMI
By Mark Rowe, MSc, Geologist.

5 June 2015

Subject: Impact of cliff stability on housing at Bermudiana Beach Resort

I have a degree in Geology from Imperial College London and am the former Government Hydrogeologist. I was co-author of the Geological Map of Bermuda (1989) and have written a number of scientific articles on the Geology of Bermuda including 3 which have been accepted for publication in 2014/2105. In August 2015 I will be collaborating with the USGS (United States Geological Survey) on research into the sea-level history at Bermuda. I am the only geologist who has been actively pursuing geological research in Bermuda over a time span of several decades.

I have reviewed the various engineering reports on the subject of cliff stability at the Bermudian Beach Resort and its potential impact on the housing which has been constructed there. I was part of a group of Government officials who inspected the site in 2011 and have revisited it on several occasions since then including 4th June 2015. I concur with the recommendations of Lohse Geoconsulting Inc., some of which have now been implemented including concrete-buttressing of the cliff-toe to above the level of the protosol. This has taken a major source of potential instability, and vulnerability to wave erosion, out of the equation. I understand that the remaining Lohse Consulting recommendations are planned for implementation as part of the Grand Atlantic redevelopment project. It is my opinion that if the concrete wall and its foundations are monitored and maintained in a state of good repair and vegetation is controlled, that retreat of the cliff-line does not pose a threat to the integrity of the existing housing structures within a time-frame that need be of concern to long-term investors. Several well established resort properties in Bermuda have been constructed in similar geological environments with buildings positioned closer to a cliff edge.



Mark P. Rowe