



European Investment Bank (EIB)

Luxembourg, 13/07/2020

Environmental and Social Completion Sheet (ESCS)

Overview

Project Name:	<i>HOTEL PARK</i>
Project Number:	2016-0681
Country:	<i>CROATIA</i>
Project Description:	The project concerned the demolition of the existing 3* Hotel Park and the construction of a new 5* hotel with 209 rooms in the City of Rovinj (Rovigno), one of the prime tourist locations on the Istrian peninsula in Croatia. The operation also involved the construction of a garage within the hotel with 338 parking places and the redevelopment of the local waterfront that will include a number of small retail outlets.

Summary of Environmental and Social Assessment at Completion

EIB notes the following key Environmental and Social outcomes at Project Completion.

No significant environment or social issues were noted.

The existing 3* hotel has been upgraded to a 5* hotel. Construction works have been exclusively located within the existing boundaries of the brownfield site already operated and owned by the promoter.

The hotel renovation complied with city of Rovinj's urban development plans for which an SEA has been conducted. Tourism projects fall under Annex II of EIA Directive 2014/52/EU, and the Ministry of Environmental Protection, Physical Planning and Construction needed to screen the project and determine whether an Environmental Impact Assessment (EIA) is required or not. An ad-hoc EIA specific to the hotel was not required.

Nonetheless, an EIA has been carried out for the re-development of the whole Monte Mulini hill/area after it was designated as a tourism development area. The area included the re-development of other hotels and tourism infrastructure alongside the Hotel Park project.

The project's impacts at construction stage have been short-lived and reversible, at a level which is deemed acceptable.

The new hotel is a Nearly-Zero Energy Building thanks to Energy class A+ rating and with 30% of energy consumption coming from renewable energy sources. The high environmental performance of the hotel has been achieved through intensive usage of heat pumps on sea water for heating, cooling and domestic hot water heating, good thermal insulation, sun heat gains regulation elements, heat recovery ventilation and low energy consumption artificial lighting.



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The project is deemed to have had positive effects on the local employment since the vast majority of the total permanent staff of the hotel came from the city of Rovinj and surrounding areas.

Summary opinion of Environmental and Social aspects at completion:

EIB is of the opinion based on reports from the promoter during construction that the Project has been implemented in line with EIB Environmental and Social Standards, applicable at the time of appraisal.