

Environmental and Social Data Sheet

Overview

Project Name: Hotel Dubrovacka
 Project Number: 2012-0307
 Country: Croatia
 Project Description: Renovation and expansion of hotel facilities situated in two locations within the Dubrovnik area.

EIA required: No

Project included in Carbon Footprint Exercise¹: No

The project is twofold and involves on the one hand the modernisation and upgrading of two existing tourist hotels, including related tourism, accommodation and leisure facilities, associated amenities and service installations, without significant increase in capacity.

On the other hand, the project includes, on a separate site, the demolition and reconstruction of a third hotel which has been standing as an unsafe ruin since being damaged in the early 1990s during the war.

Net negative impacts relate primarily to the production of solid waste and waste water by the resort's operation that would be released into the municipal sewers.

Of note, the Bank is currently supporting the Ministry of the Sea, Transport and Infrastructure with the financing of a multi-sectoral investment programme involving the upgrading of basic urban infrastructure and provision of sustainable water supply and wastewater services by local authorities on the coastal zone. Hence the present proposed project would complement the current Bank's support to the public sector in the field of sustainable investment in Croatia.

The impact of transportation is one of the key issues in the environmental sustainability of the tourism sector. In this project, aviation would contribute to greenhouse emissions; however the project itself should not create additional air transportation but rather a transfer. The aviation sector is seeking ways to address the contribution of air transportation to climate change and is examining the use of biofuels enabling potential gains in energy efficiency and in relation to sustainability.

In terms of social impact, the longer opening period should have a positive impact with seasonal workers having longer working contracts.

The project is in accordance with the EIB's Environmental and Social Practices Handbook.

¹ Only projects that meet the scope of the Pilot Exercise, as defined in the EIB draft Carbon Footprint Methodologies, are included, provided estimated emissions exceed the methodology thresholds: above 100,000 tons CO₂e/year absolute (gross) or 20,000 tons CO₂e/year relative (net) – both increases and savings.

Environmental and Social Assessment

Environmental Assessment

The project falls under Annex II of EIA Directive 2011/92/EU, and the Competent Authority needs to screen the project and determine whether an EIA is required or not. Due to the nature and scale of the project, the Competent Authority has screened out the project and an Environmental Impact Assessment is therefore not required.

Croatia, which has an extensive spatial planning system, has ratified the ICZM Protocol on 12 October 2012 and would be developing the national ICZM Strategy in the next stages. The project complies with the spirit of protection and sustainable use of coastal areas by not increasing the existing building footprint.

The Project will comply with Croatian regulations on energy efficiency and savings. The Project also foresees the installation of solar panels for heating hot water and the pool water, connected to a standard Building Management System, as energy saving measures.

Social Assessment

There will be no social impact other than the positive effect of the creating of new jobs. The increased levels of service to be provided will have a particular impact on the local economy, with an increase in total employment and seasonal workers, local and from Slovenia, having longer employment contracts. The proposed project is expected to secure 109 full time equivalent (FTE) existing jobs and create a further 161 FTE jobs in third entirely rebuilt hotel. Taking into account both direct and indirect employment which come from the provision of services to the Village such as supply of fresh foodstuffs, laundry services, gardening, cleaning, security and transfer services, etc. and the individual tourists (guides, taxi drivers, car hire, mementoes, etc.), the proposed project should create or secure at least 400 FTE jobs.

Principles of the Core Labour standards of the International Labour Organisation (ILO) apply in Croatia and international employment standards will be used by the hotel operator.