

Environmental and Social Data Sheet

Overview

Project Name:	HOTEL PARK
Project Number:	2016-0681
Country:	Croatia
Project Description:	The project concerns 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 involves 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.
EIA required:	The EIA was carried out for the all Monte Mulini Hill/Area which was designated as a tourism development area and includes a number of hotels
Project included in Carbon Footprint Exercise ¹ :	No

Environmental and Social Assessment

Environmental Assessment

The project concerns the demolition and full reconstruction of the old Hotel Park building close to the city of Rovinj, one of the prime tourist locations on the Istrian peninsula in Croatia. The existing 3* hotel will be upgraded to a 5* hotel with 209 rooms and 239 parking places.

Croatia has duly transposed the EIA (2014/52/EU as amended) and SEA (2001/42/EC) EU Directives. The implementation of the two directives is mainly regulated by the Environmental Protection Act (Official Gazette No. 110/07), the Regulation on environmental impact assessment (Official Gazette No. 64/08, 67/09) and the Regulation on strategic environmental assessment of plans and programmes (Official Gazette. No. 64/08).

The hotel renovation complies 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 needs 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 was 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 project (Hotel Park) to be financed by the EIB.

It is important to note that the construction works will exclusively be located within the existing boundaries of the brownfield site already operated and owned by the promoter.

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

The project's impacts at the construction stage are expected to be short-lived and reversible, at a level which is deemed acceptable. Construction waste management is provided for in the contracts with the different construction companies operating on the site so as to encourage waste sorting since only non-sorted waste has to be paid for by the contractor.

The new hotel will be 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 is 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.

In addition, at company level, Maistra's capacity to manage environmental and social impacts of their activities is deemed good. Since 2008 Maistra has implemented an Environmental Protection Management System based on the ISO 14001:2004 standard and a Quality Management System based on the ISO 9001 standard.

Social Assessment

The project is deemed to have positive effects on the local employment since the vast majority of the total permanent staff of the hotel comes from the city of Rovinj and surrounding areas. The upgrading of the hotel is also expected to contribute to the repositioning of the city as a higher-end tourism destination. This in turn will benefit tourism-related economic activities, such as local tour operators, restaurants and shops. Maistra does not plan to adopt an all-inclusive business model, and so is expected to encourage synergies with existing local economic activities.

Public Consultation and Stakeholder Engagement

The project of upgrading of Hotel Park has been presented during a public hearing with the local community to ensure the concerns of local communities are reflected in project design and implementation.

Other Environmental and Social Aspects

Conclusions and Recommendations

The project is not expected to have significant negative environmental impacts and Maistra's capacity to manage and minimise the remaining impacts through its management system is deemed good. By contrast, the project is expected to entail significant positive impacts on local employment both directly, through the recruitment of additional staff, and indirectly, generating synergies with existing tourism-related economic activities.

Against this background and with no specific environmental and social conditions, the project is deemed acceptable for EIB financing in environmental and social terms.