

DEVELOPMENT OF THE GONDWANA ETOSHA KING NEHALE LODGE, OSHIKOTO REGION, NAMIBIA

ENVIRONMENTAL IMPACT ASSESSMENT - OCTOBER 2018

CLIENT: GONDWANA COLLECTION NAMIBIA PTY LTD

BACKGROUND INFORMATION DOCUMENT



PURPOSE OF THIS DOCUMENT

The purpose of this Background Information Document (BID) is to provide interested and affected parties (I&APS) a background to the proposed project: Development of the Gondwana Etosha King Nehale Lodge, and hereby invite I&APS to register as part of the Environmental Impact Assessment (EIA) process. Through registering, all I&APS will be kept informed throughout the EIA process, and a platform for participation will be provided to submit comments/recommendations pertaining to the project.

This BID includes the following:

- Proposed Project: What is proposed and where
- Why the project is deemed necessary and what benefits or adverse impacts are anticipated
- What alternatives to the project have been considered
- How the EIA process works
- The public participation and how to become involved
- Next steps and way forward

PROJECT INTRODUCTION

The project site is approximately 1km north of the Etosha National Park King Nehale Gate within the King Nehale Conservancy in the Oshikoto Region. Gondwana Collection Namibia PTY Ltd proposes to develop a lodge with a 4-5star rating consisting of forty (40) rooms. Gondwana Collection Namibia has been partnering with communities in the north eastern Regions of Namibia for the past seven (7) years, the Joint Venture Partnership with the King Nehale Conservancy is intended to further spread the financial and social benefits of ecotourism to the previously disenfranchised communities.

The proposed project triggers the Environmental Management Act of 2007 (Act No. 7 of 2007) due to it meeting the thresholds of the following Listed Activities:

1b the transmission and supply of electricity

2.1 the construction of waste sites, treatment of waste and disposal of waste

2.3 the import, processing, use and recycling, temporary storage, transit or export of waste

6. the construction of resorts, lodges, hotels or other tourism and hospitality facilities

8.6 construction of industrial and domestic wastewater treatment plants and related pipeline system

Environmental Compliance Consultancy [ECC] has been commissioned by the Proponent to undertake an environmental assessment and an Environmental Management Plan (EMP) in compliance with Namibian law in respect of, specifically, the Environmental Management Act of 2007 and associated Regulations. An Environmental Clearance application will be submitted to the Ministry of Environment and Tourism (MET).

SCOPING

A SCOPING PROCESS IS A SHORTER PROCESS THAN A 'FULL' EIA BUT APPLIES THE SAME PRINCIPALS AND ASSESSMENT METHODOLOGY.

INDEPENDENT ASSESSMENT PROCESS

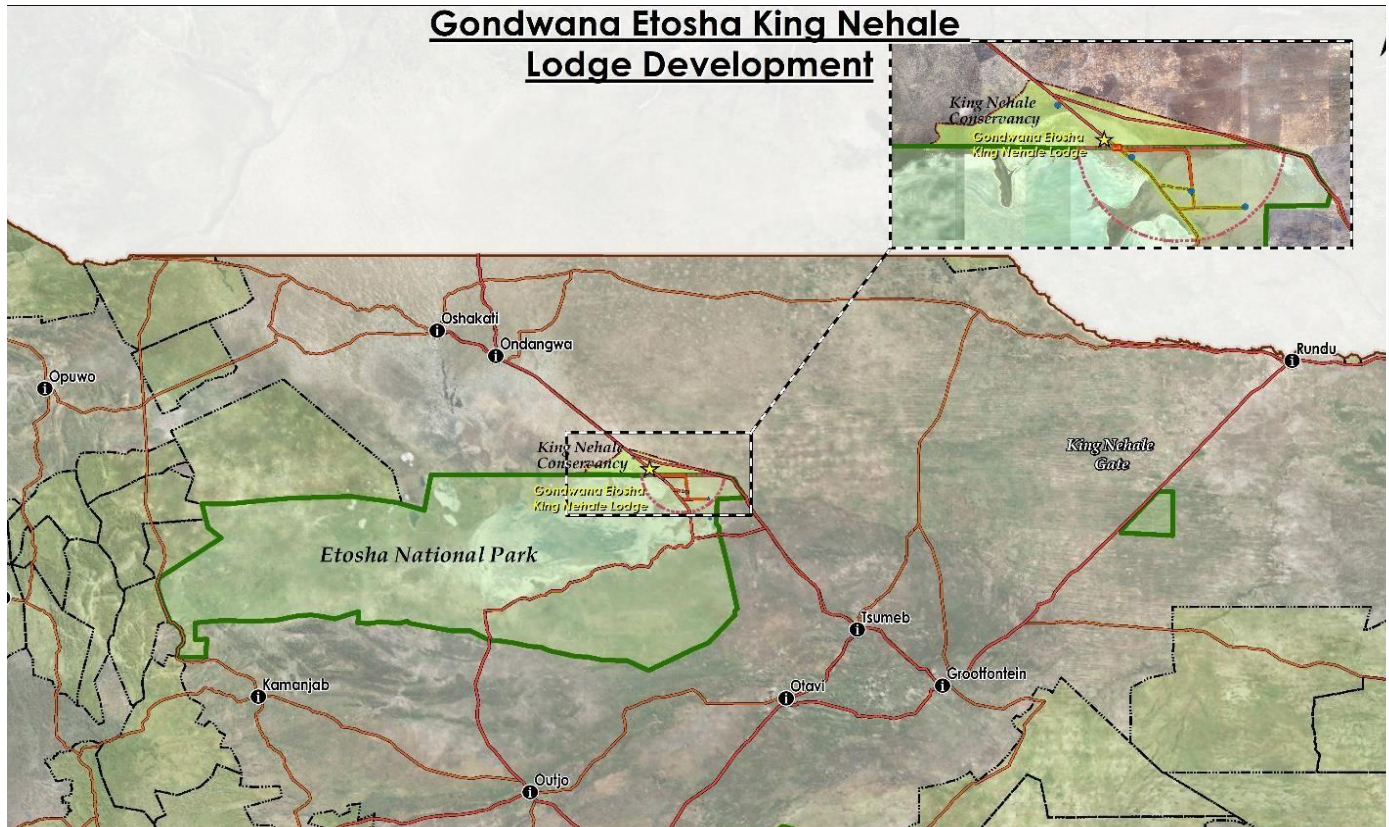
WHY IS AN INDEPENDENT ASSESSMENT PROCESS IMPORTANT?

NAMIBIAN LAW AND INTERNATIONAL BEST PRACTICE CALL FOR THE PROFESSIONALS CARRYING OUT AN ENVIRONMENTAL ASSESSMENT PROCESS TO BE INDEPENDENT (I.E. HAVE NO CONNECTION TO THE PROJECT PROPONENT OR INTEREST IN THE PROJECT'S OUTCOME) TO ENSURE PROCESS INTEGRITY.

IN THIS WAY - LIKE APPOINTED FINANCIAL AUDITORS - STAKEHOLDERS AND THE AUTHORITIES REVIEWING APPLICATIONS CAN BE ASSURED

SITE LOCATION

The project site is approximately 1km north of the Etosha National Park King Nehale Gate along the Etosha King Nehale Lodge entrance road within the King Nehale Conservancy in the Oshikoto Region, Namibia.



NEED FOR THE PROJECT

The development of the Gondwana Etosha King Nehale Lodge will aid development in the region whilst offering tourists a higher valued product (4-5 star rating) which is much higher than the current offerings by the Gondwana Collection Namibia PTY Ltd which currently caters for medium to upper market tourists seeking a reasonably priced lodge. The new development will expose tourists to a cultural experience in north central Namibia. This area has large tourism potential and will generate income for the indigenous community.

APPLICANT: GONDWANA COLLECTION NAMIBIA PTY LTD

ENVIRONMENTAL ASSESSMENT PRACTITIONER:
 ENVIRONMENTAL COMPLIANCE CONSULTANCY

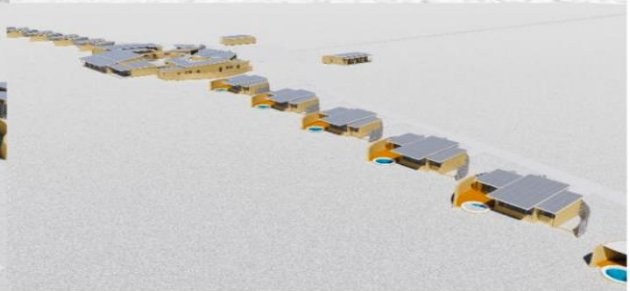
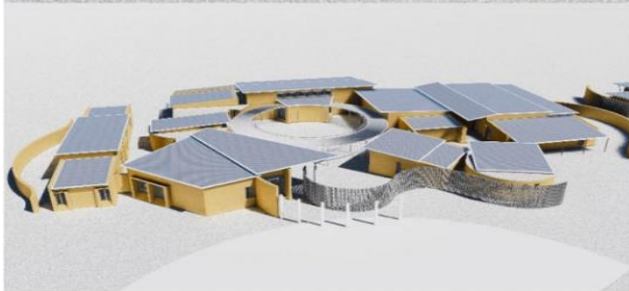
COMPETENT AUTHORITY:
 MINISTRY OF ENVIRONMENT AND TOURISM (MET)

GONDWANA ETOSHA KING NEHALE LODGE DEVELOPMENT

WHAT IS PROPOSED?

The Gondwana Collection Namibia PTY Ltd proposes to develop a lodge with a 4-5star rating, the lodge buildings will be constructed using sandbags which are an eco-friendly alternative to bricks. The construction method is ideal for remote sites which have a low carbon footprint. Once operational the lodge will provide employment to forty (40) permanent staff members, the staff accommodation will be approximately 400 meters from the lodge site. The proposed development will consist of the following;

- Thirty-two (32) guest rooms and eight (8) family units each with an en-suite bathroom, external shower, private patio and splash pools;
- A main lodge area (bar, laundry, courtyard, toilets, reception and offices);
- Staff housing for 20 staff;
- A room housing the back-up generator;
- A powerline to import electricity;
- A water pipeline;
- Waste storage tanks; and
- Sewage recycling plants.



WHAT ALTERNATIVES ARE BEING CONSIDERED?

Best practice environmental assessment methodology calls for consideration of different alternatives to a project being developed. The alternatives for the proposed project are currently being considered, which shall be included the EIA Scoping Report. Some of these alternatives include, but not limited to design development, alternative site locations and distance from utilities such as access road, electricity and water.

SCOPE OF ASSESSMENT

The Gondwana Etosha King Nehale Lodge will be situated approximately 1km from the Etosha King Nehale gate. The Lodge will offer up-market accommodation in close proximity to the Etosha National Park and offer tourists a central Namibian cultural experience. The development will be positioned among the existing vegetation on the plains and will be designed to blend into the environment.

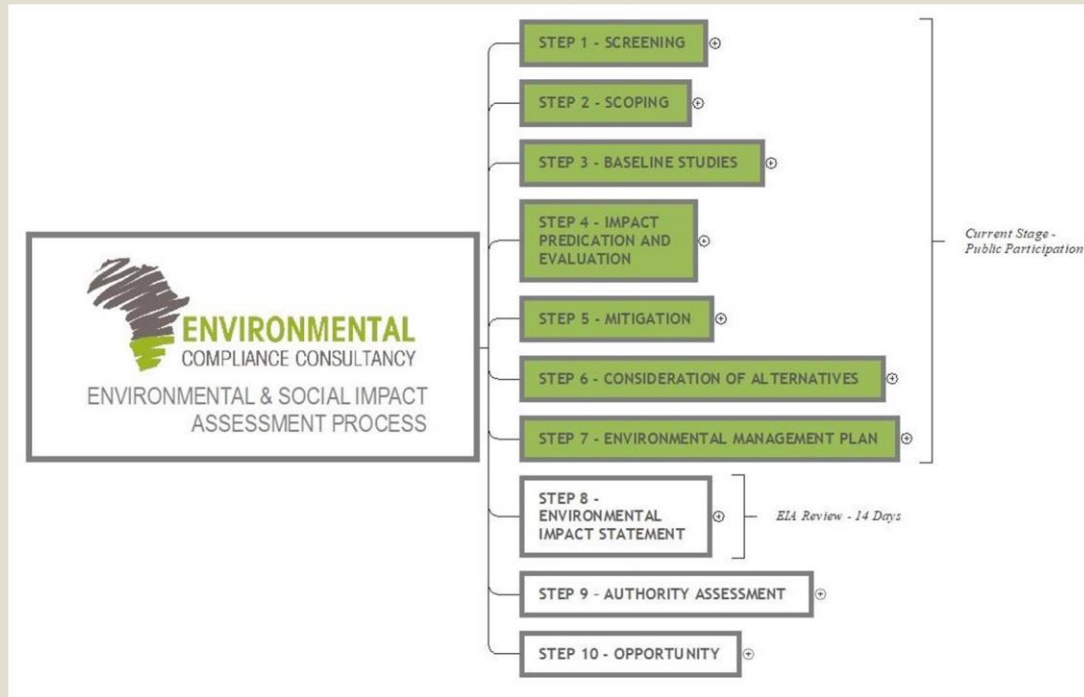
The proposed project could potentially result in environmental and social impacts, both beneficial and adverse. The following construction activities are envisaged which shall be further refined as the project develops:

- Minimal vegetation clearance;
- Creation of access and internal roads;
- A car park will be located in an existing clearing, which might be slightly enlarged. Solar panels will be located in the car park to provide some shade;
- Construction of drainage infrastructure, power and water supply infrastructure, sewerage treatment facility and associated connections and pipework; and
- Construction of walkways made from recycled glass, walkways will be illuminated by LED lights that are focused on the path and not upwards, in this way minimizing light pollution.

Due to the nature of the proposed project, the design philosophy and vision of the development, and the implementation of industry best practice mitigation measures, the effects on the environment and society are expected to be minimal and localised. It is likely that there may be some short term, temporary localised disruption to ecological features (flora and fauna) on the site during the construction phase. During operations, it is likely that there may be some minor adverse as well as beneficial effects to the local society and economy.

THE EIA PROCESS

The EIA process that shall be followed is in accordance with Environmental Management Act 2007. ECC shall conduct the environmental application process and manage the public participation process. Following the EIA process flowchart below, this project is currently at the Scoping phase and the public participation process is being conducted.



ECC will perform the following:

- Identify key stakeholders, authorities and municipalities, environmental groups and interested or affected members of the public, hereafter referred to as I&APs;
- Compile a BID for the proposed development (this document);
- Advertise the environmental application in two national newspapers;
- Place an on-site notices at conspicuous places at/ near the proposed development boundary;
- If required host a public meeting to encourage stakeholder participation and engagement, and provide details of issues identified by the environmental practitioner, stakeholders and I&APs;
- Record all comments of I&APs and present such comments, as well as responses provided by ECC, in the Comments and Responses Report, which will be included in the Scoping Report that shall submitted to MME and the MET; and
- Circulate the I&AP comments to the project team.

MOVING FORWARD...

PUBLIC PARTICIPATION & HOW TO GET INVOLVED

Public Participation is an important part of the EIA process; it allows the public and other stakeholders to raise concerns or provide valuable local environmental knowledge that can benefit the assessment, in addition it can aid the design evolution process.

The commenting period for the project for all I&APs will be 14 days from notification (newspaper adverts). The Draft Scoping Report will be made available to all relevant stakeholders and I&APs for further comment, before the final submission to the MET and the Competent Authority.

I&APs are encouraged to register in this Scoping Process using our website.

<http://eccenvironmental.com/projects/>

Comments must be submitted in writing and can be emailed to the following address:

info@eccenvironmental.com

Tel: +264 81 626 7278

Please note the EIA review period will be 14 days from the date that the I&AP have been notified.

CONTACT US

Environmental Compliance Consultancy Contact Details

We welcome any enquiries regarding this document and its content, please contact:

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At ECC we make sure all information is easily accessible to the public, follow our social media pages to be kept up to date.

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