



ECC
ENVIRONMENTAL
COMPLIANCE CONSULTANCY



ECC-104-208-NTS-01-B

NON-TECHNICAL SUMMARY

DEVELOPMENT OF OLUPALE LODGE

PREPARED FOR OLUPALE LODGE (PTY) LTD



APRIL 2020

NON-TECHNICAL SUMMARY

DEVELOPMENT OF THE OLUPALE LODGE IN THE IPUMBU YA TSHILONGO CONSERVANCY, OSHANA REGION, NAMIBIA

1 PURPOSE OF THIS DOCUMENT

The purpose of this Non-Technical Summary (NTS) is to provide Interested and Affected Parties (I&APs) a background to the proposed project and to invite I&APs to register as part of the Environmental Impact Assessment (EIA) process. For the proposed development of the Olupale Lodge in the lipumbu Ya Tshilongo Conservancy, I&APs are hereby invited to register as part of the 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 NTS includes the following information on:

- The proposed project and location
- The necessity of the project, benefits or adverse impacts anticipated
- The alternatives to the project have been considered and assessed
- How the EIA process works
- The public participation process and how to become involved, and
- Next steps and the way forward.

2 DESCRIPTION OF PROPOSED PROJECT

2.1 BRIEF INTRODUCTION

Environmental Compliance Consultancy (ECC) has been engaged by the proponent (Olupale Lodge (Pty) Ltd to undertake an EIA and Environmental Management Plan (EMP) in terms of the Environmental Management Act, 2007 and its regulations. An environmental clearance application will be submitted to the relevant competent authority, the Ministry of Environment, Forestry and Tourism (MEFT).

2.2 LOCATION

The proposed project is located within the lipumbu Ya Tshilongo Conservancy in the Oshana Region of Namibia (Figure 1).

2.3 WHAT IS PROPOSED

The proponent, Nuvella Managerial and Marketing Services is a developer of numerous prestigious projects in Namibia, have worked on a number of hospitality projects and have developed and delivered multiple award winning facilities.

The function of the proposed lodge will be to attract visitors to the area by providing a high standard of accommodation and excellent service.

The proposed operational activities for this site are:

- Nature drives into the Etosha National Park
- Cultural experience and interaction with the community
- Horseback riding, hiking and nature walks

2.4 OPERATION PHASE

The proposed construction activities are low-impact and non-intrusive. The following are envisaged during the proposed project:

- Potential creation of access tracks, where existing tracks cannot be utilised
- Possible construction of drainage infrastructure, a solar system for energy and water supply infrastructure, a sewerage treatment facility and associated connections
- Construction of a 40-room luxury lodge, inclusive of a spa and a lounge area

- Construction of a high standard restaurant and bar, serving a la carte lunches, buffet dinners and breakfasts
- Development of a rim flow pool with sunbathing deck, open air seating and pool bar

2.5 WHY IS THE PROJECT NEEDED

The development of Olupale Lodge will aid development in the region whilst offering tourists a higher-valued service, which will cater for medium to upper market tourists seeking a reasonably priced lodge. The new development will expose tourists to a cultural experience in the Ovamboland area, specifically the Ipumbu Ya Tshilongo Conservancy, Namibia. This area has large tourism potential and will generate income for the local community.

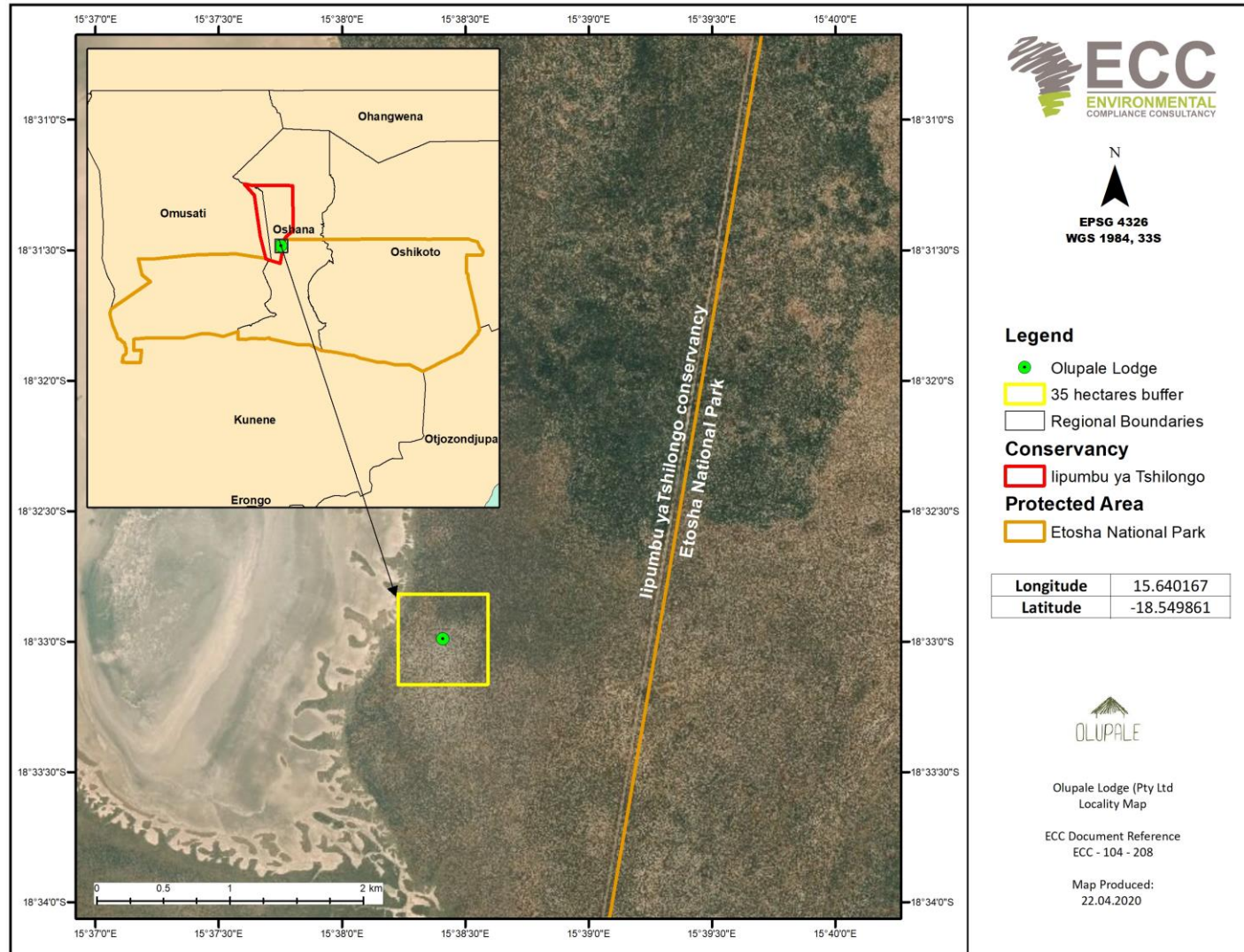


FIGURE 1 – LOCATION MAP OF THE PROPOSED PROJECT

APRIL 2020

PAGE 4 OF 7

ECC DOCUMENT CONTROL: ECC-104-208-NTS-01-B

2.6 POTENTIAL IMPACTS OF THE PROJECT

2.6.1 SOCIO-ECONOMIC

The potential social impacts are anticipated to be of low significance, and those that may transpire shall be confined within the proposed project sites; these potential impacts may include the following:

- Potential to unearth, damage or destroy undiscovered heritage remains
- Some jobs will be created as a result of the project, and
- Potential economic benefits due to increased income in the Namibian tourism sector.

2.6.2 ENVIRONMENTAL

The potential environmental impacts are anticipated to be of minor significance, and those that may occur shall be contained within the site, these potential impacts may include the following:

- Potential use of resources, including surface and groundwater,
- The generation and management of waste,
- Construction of infrastructure including access roads, and
- Potential creation of noise and dust due to construction activities.

3 CONSIDERATION OF ALTERNATIVES

Best practice environmental assessment methodology calls for consideration and assessment of alternatives to a proposed project.

In a project such as this one, it is difficult to identify alternatives to satisfy the need of the proposed project; the activities shall be specific to the sites.

During the assessment, alternatives will take the form of a consideration of optimisation and efficiency to reduce potential effects.

4 THE ENVIRONMENTAL ASSESSMENT PROCESS

This EIA, conducted by ECC, is undertaken in terms of the Environmental Management Act, No. 7 of 2007 and its regulations. The process followed in this EIA is set out in the flowchart in Figure 2.

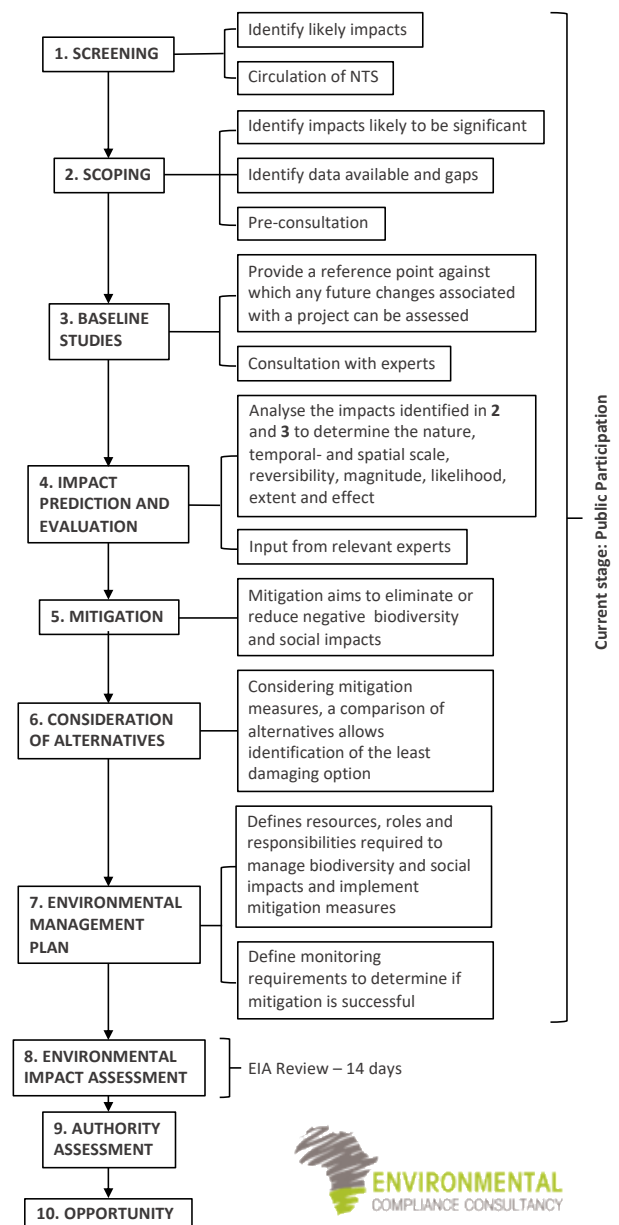


FIGURE 2 - FLOWCHART OF THE ENVIRONMENTAL ASSESSMENT PROCESS

4.1 SCREENING

A review of the proposed project screening findings against the listed activities was conducted; the findings of which are summarised below:

TOURISM DEVELOPMENT ACTIVITIES

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

WATER RESOURCE DEVELOPMENTS

8.1 The abstraction of groundwater and surface water industrial or commercial purposes

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

WASTE MANAGEMENT, TREATMENT, HANDLING, AND DISPOSAL ACTIVITIES

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

The potential environmental and social effects are anticipated to be of minor significance, and those that may occur shall be contained on the proposed lodge sites.

4.2 SCOPING

Due to the nature of the proposed project, and the implementation of industry best practice mitigation measures during the development phase of the project, the effects on the environment and society are expected to be minimal and localised.

4.3 BASELINE STUDIES

For the proposed project, baseline information was obtained through a desk-based study and site verification processes through focusing on the environmental receptors that could be affected by the proposed project. ECC will also

engage with stakeholders, I&APs and the proponents to seek input into the assessment.

4.4 IMPACT ASSESSMENT

Impacts will be assessed using the ECC EIA methodology. The EIA will be conducted in terms of the Environmental Management Act, No. 7 of 2007 and its regulations. ECC's methodology for impact assessments was developed using IFC standards in particular Performance Standard 1 'Assessment and management of environmental and social risks and impacts' (IFC 2012, 2017) and Namibian Draft Procedures and Guidance for EIA and EMP (GRN, 2008), including international and national best practice with over 25 years of combined EIA experience.

4.5 ENVIRONMENTAL MANAGEMENT PLAN

An EMP shall be developed for the proposed project setting out auditable management actions for the Olupale Lodge to ensure careful and sustainable management measures are implemented for their activities in respect of the surrounding environment and community.

4.6 PUBLIC PARTICIPATION AND ADVERTISING

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 process. This project is currently at the scoping phase and public participation phase.

At this phase ECC will perform the following:

- Identify key stakeholders, authorities, municipalities, environmental groups and interested or affected members of the public, hereafter referred to as I&APs
- Distribute the NTS for the proposed project (this document)

- Advertise the environmental application in two national newspapers
- Place notices on-site at or near the 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 be submitted with the application, and
- Circulate I&AP comments to the project team for consideration of project design.

Comments must be submitted in writing and can be emailed using the details in the contact us section below.

CONTACT US

We welcome any enquiries regarding this document and its content. Please contact:

Environmental Compliance Consultancy (ECC)

info@eccenvironmental.com

Tel: +264 816 697 608

www.eccenvironmental.com

At ECC we make sure all information is easily accessible to the public.

Follow us online to be kept up to date:

