ECC-111-307-NTS-02-D

NON-TECHNICAL SUMMARY

DEVELOPMENT OF RESIDENTIAL & RETAIL (INCLUDING TOURISM) ACTIVITIES ON ERF 4747 IN SWAKOPMUND, ERONGO REGION

PREPARED FOR LIGHTHOUSE PROPERTY INVESTMENT TRUST

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JULY 2020

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CC/2013/11404

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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 residential & retail (including tourism) activities on Erf 4747, 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 to be 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 (Lighthouse Property Investment Trust), 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 on Erf 4747 at the Mole, Swakopmund main beach in the Erongo Region of Namibia (Figure 1).

2.3 WHAT IS PROPOSED

The proponent is a developer of numerous prestigious projects in Namibia. Over the years, the proponent has built a national reputation in high quality property development, for the real estate market and for clients with low and high budgets.

The function of the proposed development of residential and commercial and associated supporting infrastructure will be to enhance local tourism for domestic and international visitors.

The proposed operational activities for this site are:

- The Provision of accommodation with ocean view, sunsets, and sunrise experiences at the Swakopmund main beach area;
- Provision of services such as retail outlets and restaurants, a wellness spa and fitness area; and a
- Green space and children's playground area inclusive of splash pads and swings.

2.4 CONSTRUCTION AND OPERATION PHASE

The proposed construction activities envisaged during the proposed project:

- Construction of infrastructure, for possible accommodation facilities and / or office use, as well as associated facilities such as a fitness gym, spa, lounge area and restaurant/s;
- The proposed development will also include the construction of retail facilities;
- Possible construction, upgrade (if required) and connection of drainage infrastructure, sewerage pipelines and associated connections i.e. to the municipality for water supply and to the closest possible step-down transformer unit in the area for power supply; and
- Development and upgrade of the existing green space and children's playground area; as well as
- To upgrade municipal walkways/ boardwalk where applicable.

2.5 WHY IS THE PROJECT NEEDED

The proposed development will deliver an upgrade to the Mole, Swakopmund main beach area by replacing the old demolished Swimming pool and Lighthouse Restaurant, which had sentimental value to the Swakopmund community, whilst offering tourists a higher-valued service, which will cater for middle to upper market tourists and locals seeking reasonably priced accommodation, office space and leisure opportunities. The new development will expose tourists to the Swakopmund ocean view experience and local activities within the general central coastal areas of the Erongo Region, Namibia. This area has large tourism potential and will generate income for the municipality as well as establish an additional source of income for a portion of the local community.

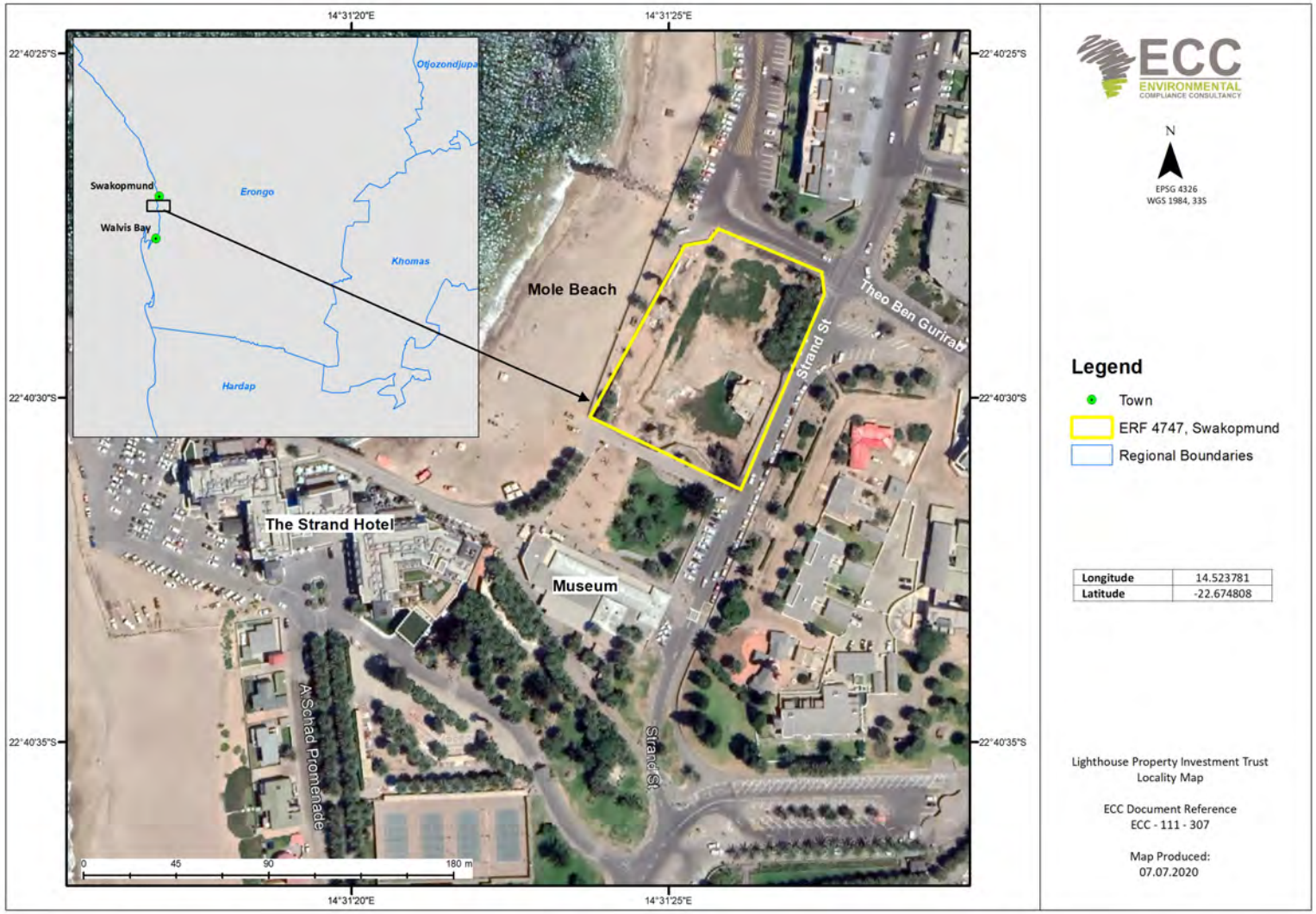

FIGURE 1 – LOCATION MAP OF THE PROPOSED PROJECT

2.6 POTENTIAL IMPACTS OF THE PROJECT

2.6.1 SOCIO-ECONOMIC

The potential social impacts are anticipated to be of minor significance, and those that may transpire shall be confined within the proposed project sites; these potential impacts may include, but not limited to the following:

- Temporary and Permanent jobs will be created as a result of the project; and
- Potential downstream economic benefits due to increased income flowing into the local tourism and goods supply sector.

ECC has engaged the professional services of a heritage assessment specialist to investigate the heritage value of Erf 4747.

The study concluded that no potential exists to unearth, damage or destroy heritage remains on the site due the current disturbed nature of the site and that its overall heritage value is low in (Vogt A., 2020).

2.6.2 ENVIRONMENTAL

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

- The generation and management of waste;
- Construction of infrastructure including supporting connections; 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.

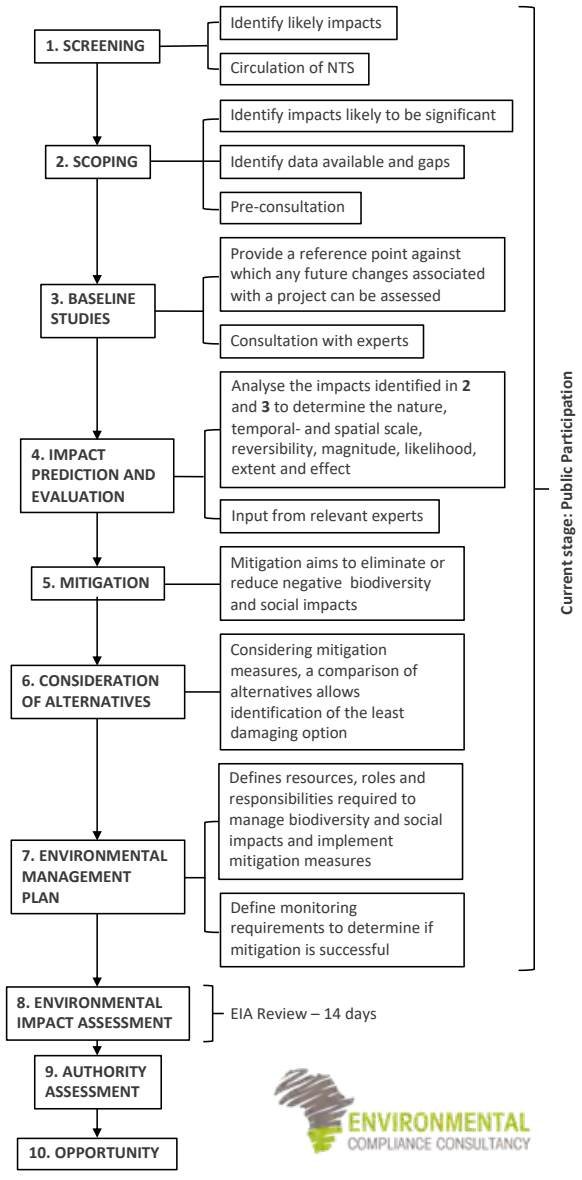

FIGURE 2 - FLOWCHART OF THE ENVIRONMENTAL ASSESSMENT PROCESS

4.1 SCREENING

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

WASTE MANAGEMENT, TREATMENT, HANDLING, AND DIPOSAL ACTIVITES

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.

TOURISM DEVELOPMENT ACTIVITIES

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

The potential environmental and social effects are anticipated to be of minor significance, and those that may occur shall be contained on the proposed development 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 will be 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 development of residential & retail (including tourism) activities on ERF 4747, 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 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:

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