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ECC-104-207-REP-07-D

ENVIRONMENTAL SCOPING REPORT PLUS IMPACT ASSESSMENT

DRIEFONTEIN SAFARI LODGE, KUNENE REGION

PREPARED FOR



JUNE 2020

TITLE AND APPROVAL PAGE

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EXECUTIVE SUMMARY

Driefontein Safari Lodge (Pty) Ltd proposes to undertake construction activities for the development of Driefontein Safari Lodge in the Torra Conservancy, Kunene Region. The proposed development comprises a 30-room luxury lodge, tented camp and camping site in the area. The area has significant sustainable tourism potential which will expose tourists to the cultural experience in northwest Namibia. The proposed development will also generate income for the local community and open-up economic opportunities within the region. Agreements have been signed, finances are in place and contractors have been appointed for the lodge construction. The newly formed venture is designed to further spread financial, social and environmental benefits that ecotourism can bring to previously marginalized communities.

The proposed project triggers listed activities in terms of the Environmental Management Act, No. 7 of 2007, therefore an environmental clearance certificate is required. As part of the environmental clearance certificate application, an Environmental Impact Assessment (EIA) has been undertaken to satisfy the requirements of the Environmental Management Act, No. 7 of 2007. This environmental scoping report and Environmental Management Plan (EMP) shall be submitted to the competent authority as part of the application for the environmental clearance certificate.

The assessment has been carried out for the construction and operations of the Driefontein Safari Lodge. The proposed development comprises of a powerline, water pipeline, 30-room luxury lodge, tented camp and camping site and entertainment areas (swimming pool).

The proposed development is in an area that has a sparse vegetation and low height of most plants, which are largely a consequence of aridity. The plains are dominated by grasses and scattered Euphorbia bushes, an important browse for black rhino. Ana (*Faidherbia albida*), mopane (*Colophospermum mopane*) and camel thorn trees (*Vachellia erioloba*) are the most common tree species. The site and extent of the lodge infrastructure were selected to minimise the environmental footprint, minimise the distance to sources of water and electricity and use existing infrastructure as far as possible.

This EIA has been undertaken in terms of the requirements of the Environmental Management Act, No. 7 of 2007 and the Environmental Impact Assessment Regulation, 2007 (No. 30 of 2012) gazetted under the Environmental Management Act, 2007 (referred to herein as the EIA Regulations). The EIA was undertaken using a methodology developed by Environmental Compliance Consultancy, which is based on the International Finance Corporation (IFC) standard for impact assessments. Through the scoping process, a review of the site and surrounding environment was completed by undertaking desktop reviews and verification of site data.

Due to the nature and scale of the project no significant impacts were identified in this scoping study. It was found that impacts will change, as the construction of the proposed lodge will be followed by an operation phase and impacts during the operation phase would be different from the impacts during the construction phase. Measures to mitigate and manage potential impacts on the environment, both during the construction and operational phases, are outlined in the EMP.

This study has assessed potential, likely and identified impacts. It was determined that the likely effects were not deemed significant, based on the magnitude of change from the baseline environment, the duration of potential impacts and the reversibility of effects.

On this premise, it is the opinion of ECC that an environmental clearance certificate could be issued, on conditions that the management and mitigation measures specified in the EMP are implemented and adhered to.

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DEFINITIONS AND ABBREVIATIONS

ALARP	As Low As Reasonably Practicable
DEA	Directorate of Environmental Affairs
ECC	Environmental Compliance Consultancy
EIA	Environmental Impact Assessment
EMP	Environmental Management Plan
GDP	Gross Domestic Product
HIV/AIDS	Human Immunodeficiency Virus / Acquired Immunodeficiency Syndrome
I&APs	Interested and affected parties
IFC	International Finance Cooperation
MAWLR	Ministry of Agriculture, Water and Land Reform
MEFT	Ministry of Environment, Forestry and Tourism
MHSS	Ministry of Health and Social Services
NSA	Namibian Statistics Agency
NDP5	Fifth National Development Plan
MME	Ministry of Mines and Energy
NTS	Non-Technical Summary
TB	Tuberculosis
WHO	World Health Organization

1 INTRODUCTION

1.1 PURPOSE OF THIS REPORT

The purpose of this report is to present the findings of the scoping study for the proposed project. The proposed project entails development activities for the Driefontein Safari Lodge, which are described in detail throughout the report. This scoping report has been outlined in terms of the requirements of the Environmental Management Act, No. 7 of 2007 and its regulations, promulgated in 2012 (referred to herein as the EIA Regulations).

This scoping report plus impact assessment and appendices will be submitted to the Directorate of Environmental Affairs (DEA) at the Ministry of Environment, Forestry and Tourism (MEFT) for review as part of the applications for environmental clearance certificate.

ECC has prepared this report. ECC's terms of reference for the assessment is strictly to address potential effects, whether positive or negative and their relative significance, explore alternatives for technical recommendations and identify appropriate mitigation measures.

This report provides information to the public and stakeholders to aid in the decision-making process for the proposed project. The objectives are to:

- Provide a description of the proposed activity and the site on which the activity is to be undertaken, and the location of the activity on the site.
- Provide a description of the environment that may be affected by the activity;
- Identify the laws and guidelines that have been considered in the assessment and preparation of this report;
- Provide details of the public consultation process;
- Describe the need and desirability of the activity;
- Provide a high level of environmental and social impact assessment on feasible alternatives that were considered; and
- Report the assessment findings, identifying the significance of effects, including cumulative effects.

In addition to the environmental assessment, an EMP (Appendix A) is also required in terms of the Environmental Management Act, No. 7 of 2007. An EMP has been developed to provide a management framework for the planning and implementation of construction activities. The EMP provides development standards and arrangements to ensure that the potential environmental and social impacts are mitigated, prevented and/or minimised as far as reasonably practicable, and that statutory requirements and other legal obligations are fulfilled.

1.2 BACKGROUND OF THE PROPOSED PROJECT

Driefontein Safari Lodge (Pty) Ltd proposes to undertake construction activities for the development of Driefontein Safari Lodge in Kunene Region (refer to Figure 1). The proposed development comprises a 30-room luxury lodge, tented camp and camping site in the area. The area has significant sustainable tourism potential and expose tourists to the cultural experience in northwest Namibia.

The proposed development will also generate income for the local community. Agreements have been signed, finances are in place and contractors have been appointed for the lodge construction. The newly formed venture is designed to further spread financial, social and environmental benefits that ecotourism can bring to the local communities.

Activities of the lodge will include game drives, mountain biking, hiking/nature walks, lodging, cultural interactions with communities and camping.

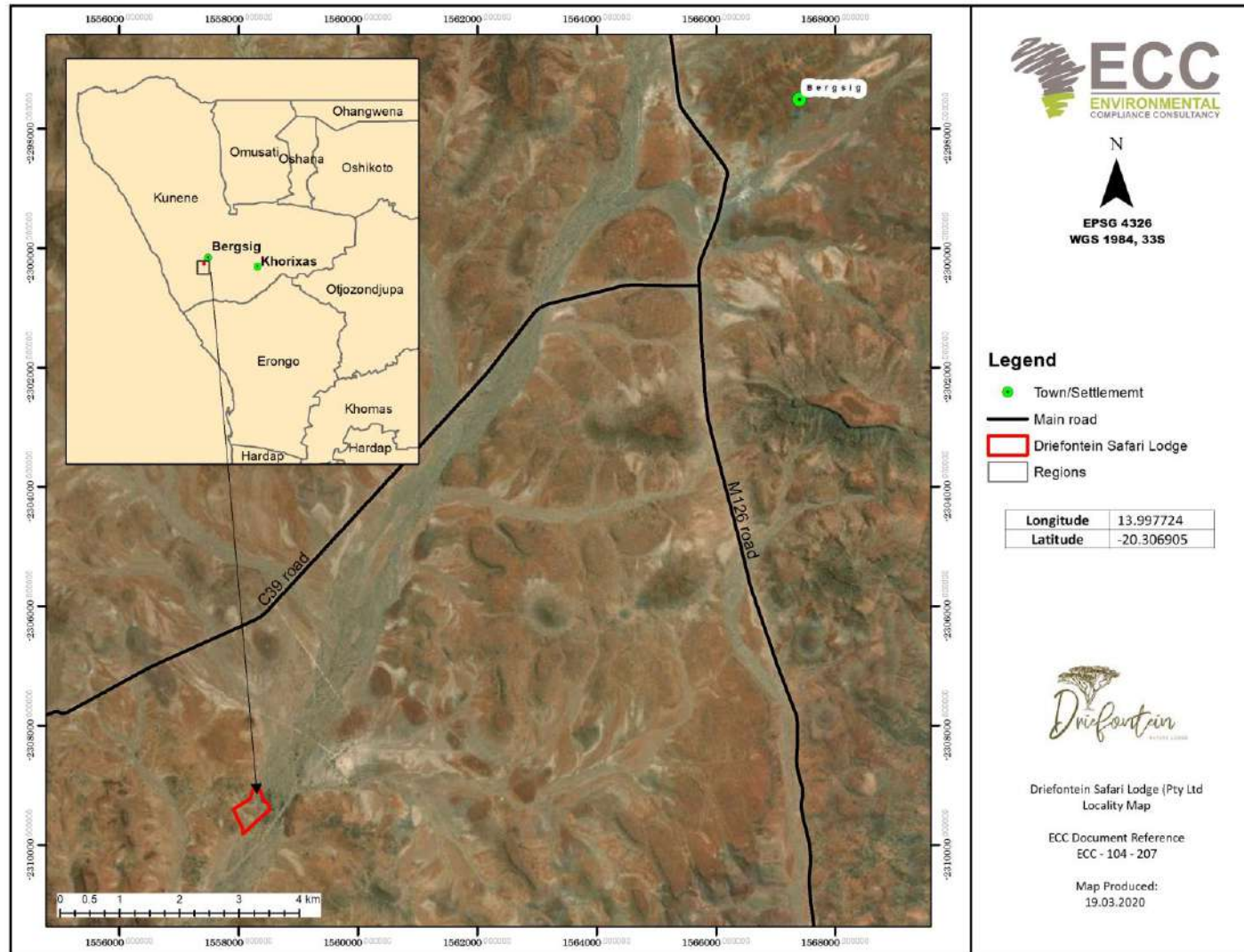


FIGURE 1 - LOCALITY MAP OF DRIEFONTEIN SAFARI LODGE

1.3 THE PROPONENT OF THE PROPOSED PROJECT

Driefontein Lodge (Pty) Ltd is an entity that has been established by the shareholders Otium Holdings (Pty) Ltd, Orehe Dage Investments CC, and Mr Waldheim Shiluwa, with the concessionaire and a management agreement with Namibia Collection. Christophe Van de Vijver is the Managing Director of the proposed development and contact person for Nuvela Managerial and Marketing Services, which is the driving force behind the proposed project development and will continue to manage the project until completion of construction. The operation phase will be taken over and managed by Namibia Collection Management and Marketing (Pty) Ltd.

The proponents contact details are provided in Table 1.

TABLE 1 - PROPONENT DETAILS

CONTACT	POSTAL ADDRESS	EMAIL ADDRESS	TELEPHONE	WEBSITE
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1.4 ENVIRONMENTAL CONSULTANCY

ECC, a Namibian consultancy (registration number Close Corporation 2013/11401), has prepared this scoping report and impact assessment on behalf of the proponent. ECC operates exclusively in the environmental, social, health and safety fields for clients across Southern Africa, in both the public and private sectors. ECC is independent of the proponent and has no vested or financial interest in the proposed project, except for fair remuneration for professional services rendered. The CVs of the authors of this report are contained in Appendix E.

All compliance and regulatory requirements regarding this EIA report should be forwarded by email or posted to the following address:

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1.5 ENVIRONMENTAL LEGAL REQUIREMENTS

The Environmental Management Act, No. 7 of 2007 stipulates that an environmental clearance certificate is required to undertake listed activities in terms of the Act and its regulations. Listed activities triggered by the proposed project in terms of the Environmental Management Act, No. 7 of 2007 and its regulations are as follows:

TABLE 2 - LISTED ACTIVITIES AND RELEVANCE TO THE PROPOSED DEVELOPMENT

LISTED ACTIVITY	EIA SCREENING FINDING
ENERGY GENERATION, TRANSMISSION AND STORAGE ACTIVITIES 1 (b) The transmission and supply of electricity	A CENORED line will be installed to provide electricity at the lodge site.
WASTE MANAGEMENT, TREATMENT, HANDLING AND DISPOSAL ACTIVITIES (2.1) The construction of facilities for waste sites, treatment of waste and disposal of waste. (2.3) The import, processing, use and recycling, temporary storage, transit, or export of waste	Household waste shall be generated during construction and operations, which shall be collected and removed from the site for re-use, recycling, or final disposal at an appropriate facility.
TOURISM DEVELOPMENT ACTIVITIES (6) The construction of resorts, lodges, hotels or other tourism and hospitality facilities	The proposed project development is for the construction of a lodge, all associated infrastructure and supporting facility development
WATER RESOURCE DEVELOPMENTS (8.6) Construction of industrial and domestic wastewater treatment plants and related pipeline systems	Whilst the proposed project is not a dedicated facility for waste management, treatment or disposal, sewerage waste shall be produced on site and will require treatment prior to discharge. A sewerage treatment facility shall be installed.
MINING AND QUARRYING ACTIVITIES (3.2) Other forms of mining or extraction of any natural resources whether regulated by law or not.	Minimal earth works is required for construction activities. Building sand will be sourced from an approved existing borrow pit.
FORESTRY ACTIVITIES (4) The clearance of forest areas, deforestation, forestation, timber harvesting or any other related activity that requires authorisation in term of the Forest Act, 2001 (Act No. 12 of 2001) or any other law.	Minimal vegetation clearance is required in order to allow the construction of the proposed project. Specially protected plant species will not be cleared without approval from the competent authority.

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 site and they will be managed as per the environmental management plan of this project.

1.6 REPORT STRUCTURE

The scoping report plus impact assessment is structured as per the contents set out in Table 3.

TABLE 3 - STRUCTURE OF THE REPORT

SECTION	TITLE	CONTENT
-	Executive Summary	Executive summary of the EIA
-	Acronyms	A list of acronyms used throughout the report
1	Introduction	This chapter introduces the EIA and provides background information on the proponent
2	Approach to the Impact Assessment	Provides the assessment methodology applied to the EIA
3	Regulatory Framework	This chapter describes the Namibian, international and relevant environmental regulatory framework applicable to the project
4	Project Description	Technical description of the project
5	Description of the environmental and social baseline	This chapter describes the existing environment through the analysis of the baseline data regarding the existing natural and socio-economic environment
6	Environmental Assessment findings	<p>This chapter predicts the potential environmental and social impacts arising from the project, assessment of the impacts, including the residual impact</p> <p>This chapter also outlines the proposed management strategies for monitoring commitments to ensure the actual and potential impacts on the environment are minimised to “As Low As Reasonably Practicable” (ALARP), which informs the EMP</p>
7	Environmental Management Plan	This chapter provides a short description of the EMP. By addressing potential problems before they occur, pro-active actions are described and mitigation measures for each impact are outlined.
8	Conclusions	Details the next steps for the EIA
	References	A list of reference used for this report
	Appendices	<ul style="list-style-type: none"> – Appendix A: Environmental Management Plan – Appendix B: Non-Technical Summary – Appendix C: Evidence of Public Consultation, Site notice, Newspaper adverts, Lease Land and Authority Agreements – Appendix D: Proposed project Design – Appendix E: ECC CVs – Appendix F: Assessment form

2 APPROACH TO THE IMPACT ASSESSMENT

2.1 PURPOSE OF THE ENVIRONMENTAL IMPACT ASSESSMENT

The aim of this assessment is to determine which impacts are likely to be significant (the main focus of the assessment); scope the available data and any gaps, which need to be filled; determine the spatial and temporal scope; and identify the assessment methodology.

Subsequently, scoping of the EIA was undertaken by the EIA team. The scope of the assessment was determined through undertaking a preliminary assessment of the proposed project against the receiving environment obtained through a desk-top review, available site-specific literature, monitoring data and site reports.

2.2 THE ASSESSMENT PROCESS

The EIA methodology applied to this assessment has been developed using the IFC standards and models, in particular, Performance Standard 1: 'Assessment and management of environmental and social risks and impacts' which establishes the importance of (IFC, 2012; 2017):

- Integrated assessment to identify the environmental and social impacts, risks, and opportunities of projects
- Effective community engagement through disclosure of project-related information and consultation with local communities on matters that directly affect them, and
- The client's management of environmental and social performance throughout the life of the project.

Furthermore, the Namibian Draft Procedures and Guidance for EIA and EMP (GRN, 2008) as well as the international and national best practice documents to our disposal and over 25 years of combined EIA experience, were also drawn upon in the assessment process.

An impact assessment is a formal process in which the effects of certain types of development on the biophysical, social and economic environments are identified, assessed and reported so that the effects can be taken into account when considering whether to grant development consent or to provide financial support.

Final mitigation measures and recommendations are based on the cumulative experience of the consulting team and the client, taking into consideration the potential environmental and social impacts. The process followed through the basic assessment is illustrated in Figure 2 and detailed further in the following sections.

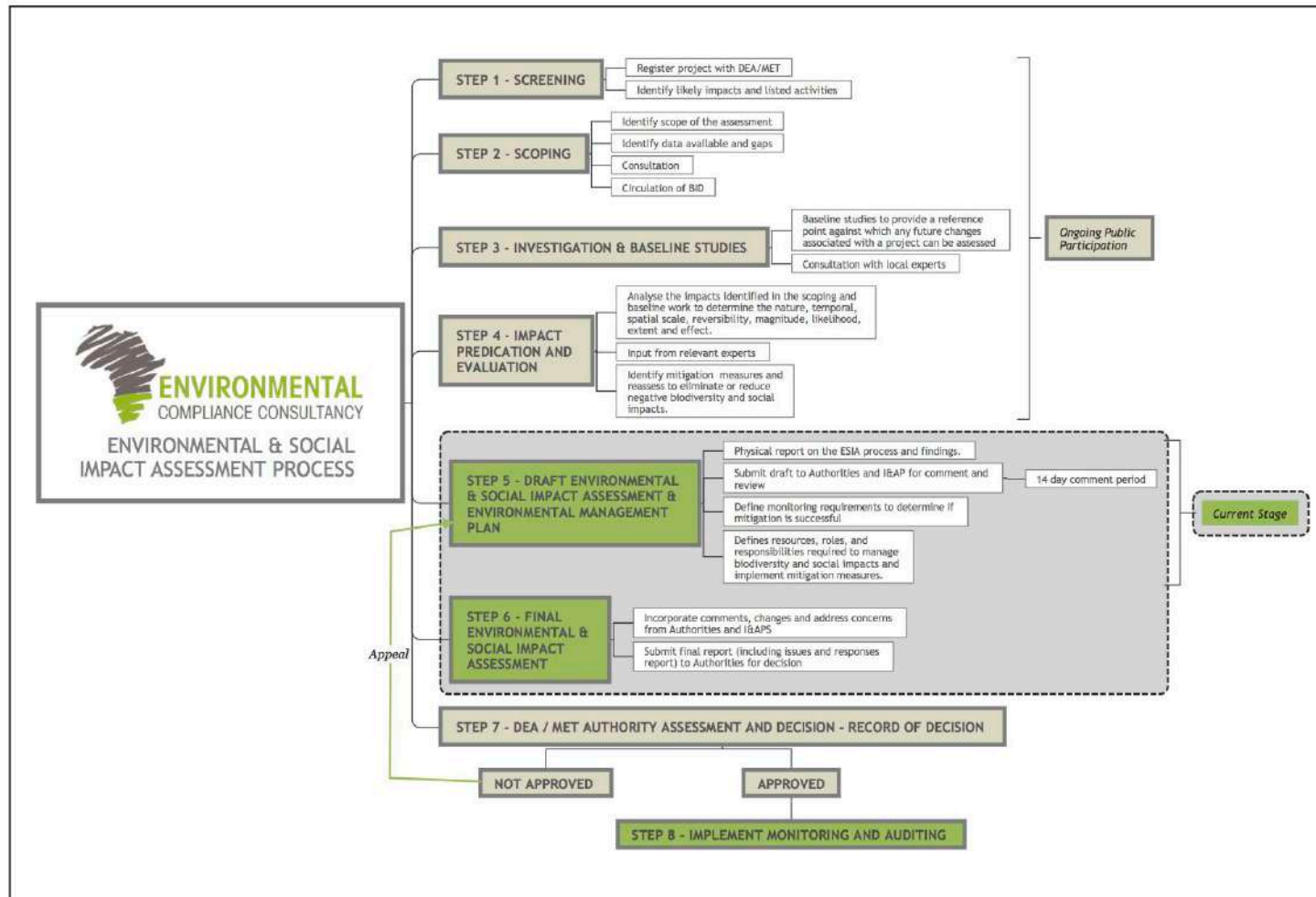


FIGURE 2 - ECC SCOPING PROCESS

2.3 METHODOLOGY FOR THE IMPACT ASSESSMENT

Desktop studies on the national database are undertaken as part of the scoping stage to get information of the current status of the receiving environment. This provides a baseline where changes that occur as a result of the proposed project can be measured. This is verified through site data collection.

The environmental and social topics that may be affected by the proposed project are described in this section. The baseline focuses on receptors, which could be affected by the proposed project.

2.4 SCREENING OF THE PROPOSED PROJECT

The first stages of the EIA process are to register the project with the competent authority and undertake a screening exercise. The screening exercise determines whether the proposed project is considered as a Listed Activity in terms of the Environmental Management Act, No. 7 of 2007 and associated regulations, and if significant impacts may arise. The location, scale and duration of project activities will be considered against the receiving environment.

It was concluded that an EIA (e.g. scoping report and EMP) is required, as the proposed project is considered as a listed activity and there may be potential for significant impacts to occur.

2.5 SCOPING OF THE ENVIRONMENTAL ASSESSMENT

The purpose of the scoping stage in the EIA process is to identify the scope of assessment, undertake a high-level assessment to identify potential impacts, and confirm if further investigation is required to assign the severity of potential significant effects and allocate appropriate mitigation.

This report presents the findings of the scoping phase and high-level assessment and confirms that no further investigation is required. This conclusion is presented in Section 6.

2.6 BASELINE STUDIES

A robust baseline is required in order to provide a reference point against which any future changes associated with a project can be assessed, and it allows for suitable mitigation and monitoring actions to be identified.

The existing environment and social baseline for the proposed project were collected through various methods:

- Desk-top studies
- Consultation with stakeholders, and
- Engagement with Interested and Affected Parties (I&APs). See Appendix C.

2.7 IMPACT PREDICATION AND EVALUATION

Impact prediction and evaluation involves predicting the possible changes to the environment as a result of the development/project. The recognized methodology was applied to determine the magnitude of impact and whether or not the impact was considered significant and thus warrant further investigation. The findings of the assessment are presented in Section 6.

2.8 EIA DETERMINATION OF SIGNIFICANCE

The evaluation and prediction of the environmental and social impacts require the assessment of the project characteristics against the baseline characteristics, ensuring all potentially significant impacts are identified and assessed.

The significance of an impact is determined by taking into consideration the combination of the sensitivity and importance/value of environmental and social receptors that may be affected by the proposed project, the nature and characteristics of the impact, and the magnitude of potential change. The magnitude of change (the impact) is the identifiable changes to the existing environment which may be direct or indirect; temporary/short term, long-term or permanent; and either beneficial or adverse. These are described as follows and thresholds are provided in Table 4, 5 and 6.

- The sensitivity and value of a receptor is determined by identifying how sensitive and vulnerable a receptor is to change, and the importance of the receptor (internationally, nationally, regionally and locally).
- The nature and characteristics of the impact is determined through consideration of the frequency, duration, reversibility and probability of the impact occurring.
- The magnitude of change measures the scale or extent of the change from the baseline condition, irrespective of the value. The magnitude of change may alter over time, therefore temporal variation is considered (short-term, medium-term; long-term, reversible, irreversible or permanent).

TABLE 4 - SENSITIVITY AND VALUE OF RECEPTOR

SENSITIVITY AND VALUE	DESCRIPTION
High	Of value, importance or rarity on an international and national scale, and with very limited potential for substitution; and/or very sensitive to change or has little capacity to accommodate a change.
Medium	Of value, importance or rarity on a regional scale, and with limited potential for substitution; and/or moderate sensitivity to change, or moderate capacity to accommodate a change.
Low	Of value, importance or rarity on a local scale; and/or not particularly sensitive to change or has considerable capacity to accommodate a change.

TABLE 5 - NATURE OF IMPACT

NATURE	DESCRIPTION
Positive	An impact that is considered to represent an improvement on the baseline or introduces a positive change.
Negative	An impact that is considered to represent an adverse change from the baseline or introduces a new undesirable factor.
Direct	Impacts causing an impact through direct interaction between a planned project activity and the receiving environment/receptors.
Indirect	Impacts that result from other activities that are encouraged to happen as a result / consequence of the Project. Associated with the project and may occur at a later time or wider area
Extent / Geographic Scale	

NATURE	DESCRIPTION
On-site	Impacts that are limited to the boundaries of the proposed project site
Local	Impacts that occur in the local area of influence, including around the proposed site and within the wider community
Regional	Impacts that affect a receptor that is regionally important by virtue of scale, designation, quality or rarity.
National	Impacts that affect a receptor that is nationally important by virtue of scale, designation, quality or rarity.
International	Impacts that affect a receptor that is internationally important by virtue of scale, designation, quality or rarity.
Duration	
Short-term	Impacts that are likely to last for the duration of the activity causing the impact and are recoverable
Medium-term	Impacts that are likely to continue after the activity causing the impact and are recoverable
Long-term	Impacts that are likely to last far beyond the end of the activity causing the damage but are recoverable over time
Reversibility	
Permanent /Irreversible	Impacts which are not reversible and are permanent
Temporary / Reversible	Impacts are reversible and recoverable in the future
Likelihood	
Certain	The impact is likely to occur
Likely	The impact is likely to occur under most circumstances
Unlikely	The impact is unlikely to occur

TABLE 6 - MAGNITUDE OF CHANGE

MAGNITUDE OF CHANGE	DESCRIPTION
Major	Loss of resource, and quality and integrity of resource; severe damage to key characteristics, features or elements; or Large-scale or major improvement of resources quality; extensive restoration or enhancement; major improvement of attribute quality.
Moderate	Loss of resource, but not adversely affecting its integrity; partial loss of/damage to key characteristics, features or elements; or Benefit to, or addition of, key characteristics, features or elements; improvements of attribute quality.
Minor	Some measurable change in attributes, quality or vulnerability; minor loss of, or alteration to, one (or maybe more) key characteristic, feature or element; or Minor benefit to, or addition of, one (or maybe more) key characteristic, feature or element; some beneficial effect on attribute quality or a reduced risk of a negative effect occurring.
Negligible	Very minor loss or detrimental alteration to one (or maybe more) characteristic, feature or element; or Very minor benefit to, or positive addition of, one (or maybe more) characteristic, feature or element.

The level of certainty has also been applied to the assessment to demonstrate how certain the assessment conclusions are and where there is potential for misinterpretation or a requirement to

identify further mitigation measures, thereby adopting a precautionary approach. Where there is a low degree of certainty, monitoring and management measures can be implemented to determine if the impacts are worse than predicted and support the identification of additional mitigation measures through the lifetime of the proposed project. Table 7 provides the levels of certainty applied to the assessment, as well as a description.

TABLE 7 - LEVEL OF CERTAINTY

LEVEL OF CERTAINTY	DESCRIPTION
High	<ul style="list-style-type: none"> – Likely changes are well understood – Design/information/data used to determine impacts is very comprehensive – Interactions are well understood and documented – Predictions are modelled, and maps based on interpretations are supported by a large volume of data, and – Design/information/data has very comprehensive spatial coverage or resolution.
Medium	<ul style="list-style-type: none"> – Likely changes are understood – Design/information/data used to determine impacts include a moderate level of detail – Interactions are understood with some documented evidence – Predictions are modelled but not yet validated and/or calibrated, and – Mapped outputs are supported by a moderate spatial coverage or resolution.
Low	<ul style="list-style-type: none"> – Interactions are currently poorly understood and not documented. – Predictions are not modelled, and the assessment is based on expert interpretation using little or no quantitative data. – Design is not fully developed, or information has poor spatial coverage or resolution.

The significance of impacts has been derived using professional judgment and applying the identified thresholds for receptor sensitivity and magnitude of change (as discussed above) and guided by the matrix presented in Table 8. The matrix is applicable for impacts that are either positive or negative. The distinction and description of significance and whether the impact is positive, or negative is provided in Table 5.

TABLE 8 - GUIDE TO SIGNIFICANCE RATINGS

		Significance of Impact				
		Significance of Impact	Impacts are considered to be local factors that are unlikely to be critical to decision-making.	Impacts are considered to be important factors but are unlikely to be key decision-making factors. The impact will be experienced, but the impact magnitude is sufficiently small (with and without mitigation) and well within accepted standards, and/or the receptor is of low sensitivity/value. Impacts are considered to be short-term, reversible and/or localized in extent.	Impacts are considered within acceptable limits and standards. Impacts are long-term, but reversible and/or have regional significance. These are generally (but not exclusively) associated with sites and features of national importance and resources/features that are unique and which, if lost, cannot be replaced or relocated.	Impacts are considered to be key factors in the decision-making process that may have an impact of major significance, or large magnitude impacts occur to highly valued/sensitive resource/receptors. Impacts are expected to be permanent and non-reversible on a national scale and/or have international significance or result in a legislative non-compliance.
Sensitivity	Biophysical	Social	Low	Minor (2)	Moderate (3)	Major (4)
	A biophysical receptor that is protected under legislation or international conventions (CITES) listed as rare, threatened or endangered IUCN species. Highly valued/sensitive resource/receptors	Those affected people/communities will not be able to adapt to changes or continue to maintain pre-impact livelihoods.	High (3)	Minor (3)	Moderate (6)	Major (9)
	Of value, importance or rarity on a regional scale, and with limited potential for substitution; and/or Not protected or listed (globally) but may be a rare or threatened species in country; with little resilience to ecosystem changes, important to ecosystem functions, or one under threat or population decline.	Able to adapt with some difficulty and maintain pre-impact status but only with a degree of support	Medium (2)	Low (2)	Minor (4)	Moderate (6)
	Not protected or listed as common / abundant; or not critical to other ecosystems functions	Those affected are able to adapt with relative ease and maintain pre-impact status. There is no perceptible change to people's livelihood.	Low (1)	Low (1)	Low (2)	Minor (3)

Significance is not defined in the Namibian EIA Regulations; however, the Draft Procedure and Guidance for EIA and EMP states that the significance of a predicted impact depends upon its context and intensity (GRN, 2008). Accordingly, definitions for each level of significance have been provided in Table 9. These definitions were used to check if the conclusions of the assessment of receptor sensitivity, nature of impact and magnitude of impact were appropriate.

TABLE 9 - SIGNIFICANCE DESCRIPTION

SIGNIFICANCE OF IMPACT	DESCRIPTION
Major (negative)	Impacts are considered to be key factors in the decision-making process that may have an impact of major significance, or large magnitude impacts occur to highly valued/sensitive resource/receptors. Impacts are expected to be permanent and non-reversible on a national scale and/or have international significance or result in a legislative non-compliance.
Moderate (negative)	Impacts are considered within acceptable limits and standards. Impacts are long-term, but reversible and/or have regional significance. These are generally (but not exclusively) associated with sites and features of national importance and resources/features that are unique and which, if lost, cannot be replaced or relocated.
Minor (negative)	Impacts are considered to be important factors but are unlikely to be key decision-making factors. The impact will be experienced, but the impact magnitude is sufficiently small (with and without mitigation) and well within accepted standards, and/or the receptor is of low sensitivity/value. Impacts are considered to be short-term, reversible and/or localized

SIGNIFICANCE OF IMPACT	DESCRIPTION
	in extent.
Low (negative)	Impacts are considered to be local factors that are unlikely to be critical to decision-making.
Low – Major (Beneficial)	Impacts are considered to be beneficial to the environment and society:

To ensure the beneficial impacts are brought out in the assessment, green has been applied to ensure the different type of impact is clear. The description for each level of significance presented in Table 9 was also followed when determining the level of significance for a beneficial impact.

The significance of impacts has been derived using professional judgment and applying the identified thresholds for receptor sensitivity and magnitude of change, as well as the definition for significance. In most instances, moderate and major adverse impacts are considered as significant, and however, there may be some instances where impacts are lower than this but are considered to be significant. The following thresholds were therefore used to double check the assessment of significance had been applied appropriately; a significant impact would meet at least one of the following criteria:

- It exceeds widely recognized levels of acceptable change
- It threatens or enhances the viability or integrity of a receptor or receptor group of concern, and
- It is likely to be material to the ultimate decision about whether or not the environmental clearance certificate is granted.

2.9 EIA CONSULTATION

Public participation and consultation are a requirement in terms of Section 21 of the Environmental Management Act, No. 7 of 2007 and its regulations for a project that requires an environmental clearance certificate. Consultation is a compulsory and critical component in the EIA process, aimed at achieving transparent decision-making, and can provide many benefits.

A key aim of the consultation process is to inform stakeholders and I&APs about the proposed project. The methods undertaken for the proposed project are detailed as follows, which are in line with the requirements of the EIA regulations.

A lease agreement for 25 years with the Torra Conservancy community was provided and signed, which was endorsed by the Kunene Land Board, presenting leasehold at Driefontein in the Damaraland communal area of 34.2 ha (refer to Appendix C).

2.9.1 NEWSPAPER ADVERTISEMENTS

Notices regarding the proposed project and associated activities were circulated in two newspapers namely the 'Namibian' on the 18th of May and 26th of May 2020 and in the 'Informante' on the 18th of May and 26th of May 2020. The purpose of this was to commence the consultation process and enable I&APs to register an interest with the project. The adverts can be found in Appendix C.

2.9.2 NON-TECHNICAL SUMMARY

The Non-Technical Summary (NTS) presents a high-level description of the proposed project; sets out the EIA process and when and how consultation is undertaken. The contact details for further enquiries are made available to all registered I&APS and the NTS can be found in Appendix B.

2.9.3 SITE NOTICES

A site notice ensures neighbouring properties and stakeholders are made aware of the proposed project. The notice was set up at the Torra conservancy office fence as illustrated in Appendix C.

2.9.4 CONSULTATION FEEDBACK

Public consultation meetings were held on the 19th of May 2020 at De Riet settlement and well as at Driefontein within the Torra conservancy. At both meetings an overview of the proposed project was provided to the audience, the EIA process explained and the input from the audience noted. At both meetings the audience highlighted the importance of the project in terms of development of the Torra Conservancy, employment, income and possible business opportunities for the community. The meetings provided also a platform to clear uncertainties about the exact location of the lodge, the planned infrastructure and the access to water and grazing. Agenda, minutes and the attendance register of the meeting can be found in Appendix C.

2.10 LIMITATIONS, UNCERTAINTIES AND ASSUMPTIONS

A number of limitations and uncertainties were acknowledged during the EIA process. In line with EIA best practice, assumptions have been made based on realistic worst-case scenarios, thereby ensuring that the worst-case potential environmental impacts are identified and assessed. The following assumptions and uncertainties identified during the assessment process.

TABLE 10 - SUMMARY OF LIMITATION, UNCERTAINTIES AND ASSUMPTION OF THE EIA PROCESS

LIMITATION / UNCERTAINTY	ASSUMPTION
The program of construction works is not confirmed	It is assumed that construction work shall take up to 3 months and involve the construction of lodging facilities, powerlines and a water pipeline.
Number of employees and area they will come from	It is assumed that most of the workers will come from all over Namibia and the number of employees will be changing depending on the program. The project supports local development of the community and jobs will be offered to the local people of the nearby settlement of Bergsig.
Access route and creation of new tracks	Potential new tracks or access roads will be created, but public roads will be used to access the site.
Associated Infrastructure	Capacity and design of supporting infrastructure such as the pipeline, communication cables and powerlines will materialize once the proposed development has commenced.
Waste management	The waste disposal sites have not yet been predetermined and a suitable and accessible site will be chosen or established later during the proposed development

3 REGULATORY FRAMEWORK

This chapter outlines the regulatory framework applicable to the proposed project. Table 11 provides a list of applicable legislation and the relevance to the project.

3.1 NATIONAL LEGISLATION

TABLE 11 - LEGAL COMPLIANCE

NATIONAL REGULATORY REGIME	SUMMARY	APPLICABILITY TO THE PROJECT
Constitution of the Republic of Namibia of 1990	<p>The constitution clearly defines the country's overarching position in relation to the well-being of Namibians, sustainable development and environmental management. The constitution refers that the state shall actively promote and maintain the welfare of the people by adopting policies aimed at the following:</p> <p><i>"Maintenance of ecosystems, essential ecological processes and biological diversity of Namibia and utilization of living natural resources on a sustainable basis for the benefit of all Namibians, both present, and future; in particular, the Government shall provide measures against the dumping or recycling of foreign nuclear and toxic waste on Namibian territory."</i></p>	<p>The proponent is committed to engage with the local community for the proposed project by providing local jobs as well as, exploring ways of finding beneficial recourses that could contribute to the tourism sector in Namibia.</p>
Environmental Management Act, No. 7 of 2007 and its regulations, including the Environmental Impact Assessment Regulations, No. 30 of 2012	<p>The Act aims to promote sustainable management of the environment and the use of natural resources by establishing principles for decision-making on matters affecting the environment.</p> <p>It sets the principles of environmental management as well as the functions and powers of the Minister. The Act requires certain activities to obtain an environmental clearance certificate prior to project development. The Act states an EIA may be undertaken and submitted as part of the environmental clearance certificate application.</p> <p>The MEFT is responsible for the protection and management of Namibia's natural environment. The Department of Environmental Affairs under the MEFT is responsible for the administration of the EIA process.</p>	<p>This environmental scoping report (and EMP) documents the findings of the environmental assessment undertaken for the proposed project, which will form part of the environmental clearance application. The assessment and report have been undertaken in line with the requirements under the Act and associated regulations.</p>

NATIONAL REGULATORY REGIME	SUMMARY	APPLICABILITY TO THE PROJECT
Water Act, No. 54 of 1956	<p>Although the Water Resources Management Act, No 11 of 2013 has been billed, but not promulgated, it cannot be enacted as the regulations have not been passed – so the Water Act 54 of 1956 is still in effect. <i>This act provides for “the control, conservation and use of water for domestic, agricultural, urban and industrial purposes; to make provision for the control, in certain respect and for the control of certain activities on or in water in certain areas”.</i></p> <p>The Department of Water Affairs within the Ministry of Agriculture Water and Land Reform (MAWLR) is responsible for the administration of the act.</p> <p>The minister may issue a permit in terms of the regulations 5 and 9 of the government notice R1278 of 23 July 1971 as promulgated under section 30 (2) of the Water Act no. 54 of 1956, as amended.</p>	<p>The act stipulates obligations to prevent pollution of water. Should wastewater be discharged, a permit is required. The EMP sets out measures to avoid polluting the water environment.</p> <p>Measures to minimise potential groundwater and surface water pollution are contained in the EMP.</p> <p>Abstraction of water from boreholes requires an abstraction permit. Abstraction rates need to be measured and reported to the authorities in accordance with the requirements of this legislation. In addition, annual reporting on the environmental impacts of water abstraction is recommendable. Should the project require drilling and abstraction of water from underground sources, an application should be submitted to the authorities.</p>
Soil Conservation Act, No. 76 of 1969 and the Soil Conservation Amendment Act, No. 38 of 1971	<p>Makes provision for the prevention and control of soil erosion and the protection, improvement and the conservation, improvement and manner of use of the soil and vegetation.</p>	<p>Whilst minimum vegetation disturbance will occur on site during construction, there is potential to remove and disturb soil. The construction methods and final design have been considered in the design of the proposed project to be undertaken within site boundaries. Measures in the EMP set out methods to avoid soil erosion.</p>
National Heritage Act, No. 27 of 2004	<p>The Act provides provision of the protection and conservation of places and objects with heritage significance.</p> <p>Section 55 compels companies to report any archaeological findings to the National Heritage Council after which a heritage permit needs to be issued</p>	<p>There is potential for heritage objects to be found on site, therefore the stipulations in the Act have been taken into consideration and are incorporated into the EMP.</p> <p>Section 55 compels companies to report any archaeological findings to the National Heritage Council after which a permit needs to be issued before the find can be disturbed. In cases where heritage sites are discovered the 'chance find procedure' will be used</p>
Labour Act, No. 11 of 2007	<p>The Labour Act, No. 11 of 2007 (Regulations relating to the Occupational Health & Safety provisions of Employees at Work promulgated in terms of Section 101 of the Labour Act, No. 6 of 1992 - GN156, GG 1617</p>	<p>The proposed project will comply with stringent health and safety policies, including the compulsory use of specific PPE in designated areas to ensure adequate protection against health and safety risks.</p>

NATIONAL REGULATORY REGIME	SUMMARY	APPLICABILITY TO THE PROJECT
	of 1 August 1997)	Proper storage and labelling of hazardous substances are required. The project will ensure employees in charge of and working with hazardous substances need to be aware of the specific hazardous substances in order not to compromise worker and environmental safety.

3.2 OTHER REGULATORY FRAMEWORKS

TABLE 12 - OTHER REGULATORY FRAMEWORKS AND APPLICABILITY TO THE PROJECT

NATIONAL REGULATORY REGIME	SUMMARY	APPLICABILITY TO THE PROJECT
Vision 2030	<p>Vision 2030 sets out the nation's development programmes and strategies to achieve its national objectives. It sets out eight themes to realise the country's long-term vision.</p> <p>Vision 2030 states that the overall goal of the vision is to improve the quality of life of the Namibian people to a level in line with the developed world.</p>	The planned project shall meet the objectives of Vision 2030 and shall contribute to the overall development of the country while building capacity in the local communities.
Fifth National Development Plan (NDP5)	<p>The NDP5 is the fifth in the series of seven five-year national development plans that outline the objectives and aspiration of Namibia's long-term vision as expressed in Vision 2030. The NDP5 is structure on five pillars: economic progression, social transformation, environmental sustainability and good governance. Under the social transformation pillar is the goal of improved education.</p> <p>A desired outcome of NDP5 is to have a diversified and competitive tourism sector with increased number of tourists from 1.4 million in 2015 to 1.8 million in 2021/22.</p>	The planned project supports meeting the objectives of the NDP5 through creating opportunities for ecotourism.

3.3 ENVIRONMENTAL MANAGEMENT

Driefontein Safari Lodge personnel are committed to environmental management principles and to conduct all construction activities in such a way as to minimize the adversely impact upon the natural environment, to ensure compliance with all applicable laws and to aim for continuous

improvements. This will be achieved through the understanding of the EMP by all personnel and their role in it, coupled with effective control and mitigation measures.

The proposed project development is in line with the objectives of NDP5, which have been considered through the EIA process, and includes national priorities such as the reduction of poverty, employment creation, and economic empowerment in Namibia.

3.4 PERMITS AND ECO AWARDS

Environmental permits, in addition to an environmental clearance certificate, may be needed in order to carry out operations of the lodge to ensure full compliance with the Namibian law. Potential permits that may be required for the operations of the lodge is tabled below.

Above and beyond compliance is the well renowned 'Eco Awards Namibia'. This is an alliance of private sector and government organisation that runs a sustainable tourism certification programme. It is a mark of distinction for accommodation establishments that are planned and managed according to eco-friendly principles. ECC encourages our tourism clients to participate in the Eco Awards programme. The self-assessment is included in Appendix F.

Details of the permits and awards are included in Table 13.

TABLE 13 - PERMITS AND LICENSES

PERMIT	RELEVANT AUTHORITY	VALIDITY/DURATION
Wastewater Treatment Plant	Ministry of Agriculture, Water and Land Reform	Permit dependent
Water Abstraction Permit	Ministry of Agriculture, Water and Land Reform	Permit dependent
Wastewater and Effluent Disposal Exemption Permit	Ministry of Agriculture, Water and Land Reform	Five years
Eco Awards	Namibia Tourism Board	https://ecoawards-namibia.org

4 PROJECT DESCRIPTION

4.1 NEED FOR THE PROPOSED PROJECT

Namibia is among the prime tourist destinations in Africa and home to a large number of wildlife species. The conservancies play an important role in protecting the environment and wildlife, since the communities receive direct benefits from their conservation efforts. The Namibian travel and tourism industry (direct impacts) generated 44,729 jobs or 6.5% of total employment in 2015 and contributed N\$5.2 billion to the Namibian Gross Domestic Production (GDP) (this represented 3.5% of overall GDP), (Namibian Tourism Board, 2016). More than one million tourists flock to the country's national parks and other tourist destinations each year. Lodges and hotels have increased to cater to the new emerging interests as well as accommodate tourists from all over the world.

As a renowned ecotourism destination, Namibia's economy is heavily reliant on its extensive tourism industry. Especially with the recent environmental issues within the country such as the impact of drought together with an economic crisis, the proposed development has the potential to improve the living conditions of communities at a local and regional level.

The development of the Driefontein Safari Lodge will provide unique cultural tourism in the area. The proposed project will attract tourists to the region, thereby presenting opportunities for development and attracting other potential investors, whilst exposing tourists to a full cultural experience of the Damara, Ovaherero and Ovahimba tribes. The need to expand the tourism sector and ensure sustainability in the sector is highlighted in Namibia's 5th National Development Plan.

4.2 ALTERNATIVES

The proposed project has been subject to a process of design evolution, informed by both consultation and an iterative environmental assessment. In terms of the Environmental Management Act, No. 7 of 2007 and its regulations, alternatives considered should be analysed and presented in the scoping assessment and EIA report. This requirement ensures that during the design evolution and decision-making process, potential environmental impacts, costs, and technical feasibility have been considered, which leads to the best option(s) being identified.

4.2.1 ALTERNATIVES CONSIDERED

The environmental assessment has taken a worst-case scenario into consideration, which includes a review of all likely construction activities and once the construction programme is further defined, the best available option for methods shall be identified to ensure the impacts on the environment and society are minimised. Other alternatives may be putting into consideration supplemental construction activities if any impacts are to be of serious concern.

4.3 PROPOSED DEVELOPMENT ACTIVITIES

The planned development entails the construction of tourist accommodation consisting of the following:

- Construction of a 30-room luxury lodge with a high standard restaurant, serving a la carte lunches, buffet dinners and breakfasts, a rim flow pool with sunbathing deck, open air seating and a pool bar
- Possible construction of drainage infrastructure

- Potential creation of access tracks
- Sewerage treatment facility and associated connections
- Power and water supply infrastructure
- Removal of natural resources (building sand and rocks) for construction if required.

4.3.1 DESIGN AND BUILDING MATERIAL

It is currently foreseen that many building materials will be supplied by the local community as it was envisioned on using natural material from the area including stone and sand. The construction will consist of concrete flooring, brick walls and a thatch roof. Building materials such as thatch is eco-friendly and of low cost. Refer to Appendix D for design and plan of the proposed development.

Use of local building sand and rocks is envisioned for the proposed project. In the case of sourcing from a non-existing borrow pit, the required permits shall be obtained from the authorities.

4.3.2 PROPOSED PROJECT SCHEDULE

The proposed activities as discussed above are anticipated to be carried out once an environmental clearance certificate is granted by the MEFT. The environmental clearance certificate along with all required permits should be in place during the construction and operational phases of the project.

4.3.3 WORKERS AND ACCOMMODATION

The project expects to avail approximately 50 – 100 employment opportunities during the construction phase. Although workers will come from all over Namibia, the majority will come from the nearby local community of Bergsig, and Khorixas. Container rooms and ablution facilities will be provided as accommodation for the constructors at the site. Once the lodge moves into operation, up to 50 people will be permanently employed.

4.4 RESOURCE AND WASTE MANAGEMENT

Water will be required for various uses including human consumption and for construction and operation activities. The water will be sourced from existing water sources, after permission is granted from the relevant authority. In the event that suitable water is not available, water maybe brought to site by truck, alternatively, a borehole will be drilled. In this case the required water borehole permits, and abstraction permit shall be obtained from the Ministry of Agriculture, Water and Land Reform.

Similarly, a discharge permit will be applied for at the Ministry of Agriculture Water and Land Reform for the operations of the wastewater treatment system and the discharge of treated effluent. Regular water samples will be taken to ensure that the treated effluent complies with the prescribed general water standards. Where water quality does not meet prescribed standards, effluent will be contained and pumped into the existing wastewater treatment plant for further management.

Waste will be produced on site, which will include sewage and solid waste. All solid waste shall be collected and delivered to a suitable waste management site for disposal. There is potential to create a sewerage treatment facility and associated connections, which generally consists of a biofilter system where the effluent will be discharged and treated before it is released into nature.

The proponent will ensure waste transport certificates are provided by the contractor during construction phase. No wastewater shall be discharged into the environment.

4.4.1 SOLID WASTE MANAGEMENT

During operations, the solid waste for the proposed development of the Driefontein Safari Lodge will be managed and improved in line with the principles of the waste hierarchy of waste prevention, re-use, recycle or compost, energy recovery and disposal, where waste minimisation and recycling is preferred to waste treatment and disposal (National Solid Waste Management Strategy, MET 2019).

The solid waste produced shall be collected into separate categorized bins, no chemical or hazardous waste will be produced. A collection area will be organised on site, non-organic waste will be collected by the refuse truck and the waste will be disposed of at a suitable waste management site every two weeks. All organic waste will be collected from the vicinity for compost to be used for gardening. The proponent will ensure waste transport certificates are provided by the contractor. Refer to the EMP in Appendix A, for the waste mitigation measures and maintenances.

4.4.2 SEWAGE WASTE MANAGEMENT

The provision of a suitable biofilter “trickling plant” for the new lodge is proposed. During operations, the effluent from the plant will be used for the irrigation of lawns, shrubs and trees around the buildings, to combat erosion or for any vegetation barrier (landscaping), as well as for growing crops for the consumption by the lodge and staff, according to local regulations (Driefontein Business concept, DBN 2019). The effluent discharge will cause no threat into the environment and it will be good for consumption of animals in the area.

A modern trickling filter wastewater treatment plant (Figure 3) has a very small footprint and produces an effluent quality equal to or exceeding conventional activated sludge technology (DBN 2019). The trickling filter is a simple, reliable technology, has minimal automation and control, has low sludge production and no skilled operators are required. The system does not require mechanical oxygen input and therefore no specific skill or supervision is required from the operators. Wastewater generated at the wash bay, kitchen and workshop will be pre-treated prior to entering the septic tank of the trickling plant in order to remove any oil products. An oil and grease separator will be built, of which treatment will traditionally involve the addition of biological additives to break down and consume grease build-up.



FIGURE 3 - TYPICAL CONTAINERISED SEWERAGE (TRICKLING) TREATMENT PLANT.

5 ENVIRONMENTAL AND SOCIAL BASELINE

5.1 INTRODUCTION

This section provides an overview of the existing biophysical environment through the analysis of the baseline data regarding the existing natural and socio-economic environment. Desktop studies on the national database are undertaken as part of the scoping stage to get information of the current status of the receiving environment. This provides a baseline where changes that occur as a result of the proposed project can be measured. This section also incorporates consultation and public participation of the proposed project.

5.2 BASELINE OF THE BUILT ENVIRONMENT AND LAND USE

The Kunene Region is located north of the Erongo Region, south and west of the Oshana and Omusati Regions respectively and northwest of Otjozondjupa Region (Figure 4). In 2011, the total population of the region was 86 856. Kunene Region covers an area of 115,615 km² and approximately 47% of the households speak the Otjiherero language, whilst 32% speak Khoekhoegowab.

The proposed development is in the Damaraland part of northwest Namibia, which occupies a huge, harsh stretch of landscape. The people are known to be semi-nomadic pastoralists and the land is used for small-scale and subsistence livestock farming. These livelihoods are not very reliable due to the low and unpredictable annual rainfall the area receives.

The area has high tourism potential, mainly because of the scenic beauty of the landscape, and desert-adapted animals such as elephants, rhinoceros and lions. Of lately tourism activities in the Torra Conservancy have become beneficial for job creation and developing the socio-economic conditions of the people living in the area.

5.3 THE PROJECT SITE AND LOCATION

The Torra Conservancy is located in the south of the Kunene Region. Most of the conservancy lies in the Khorixas Constituency, while the northern tip falls in the Sesfontein constituency. The 3,522 km² that make up Torra form a part of a large swathe of land managed for conservation that extends from the Kunene River in the north to the Orange River in the south (NACSO, 2009).

The proposed development, Driefontein Safari Lodge, is located approximately 100 km west of Khorixas and approximately 15 km southwest of Bergsig, a small settlement. The site can be accessed by tracks from the C39 and M126 main roads (Figure 5).

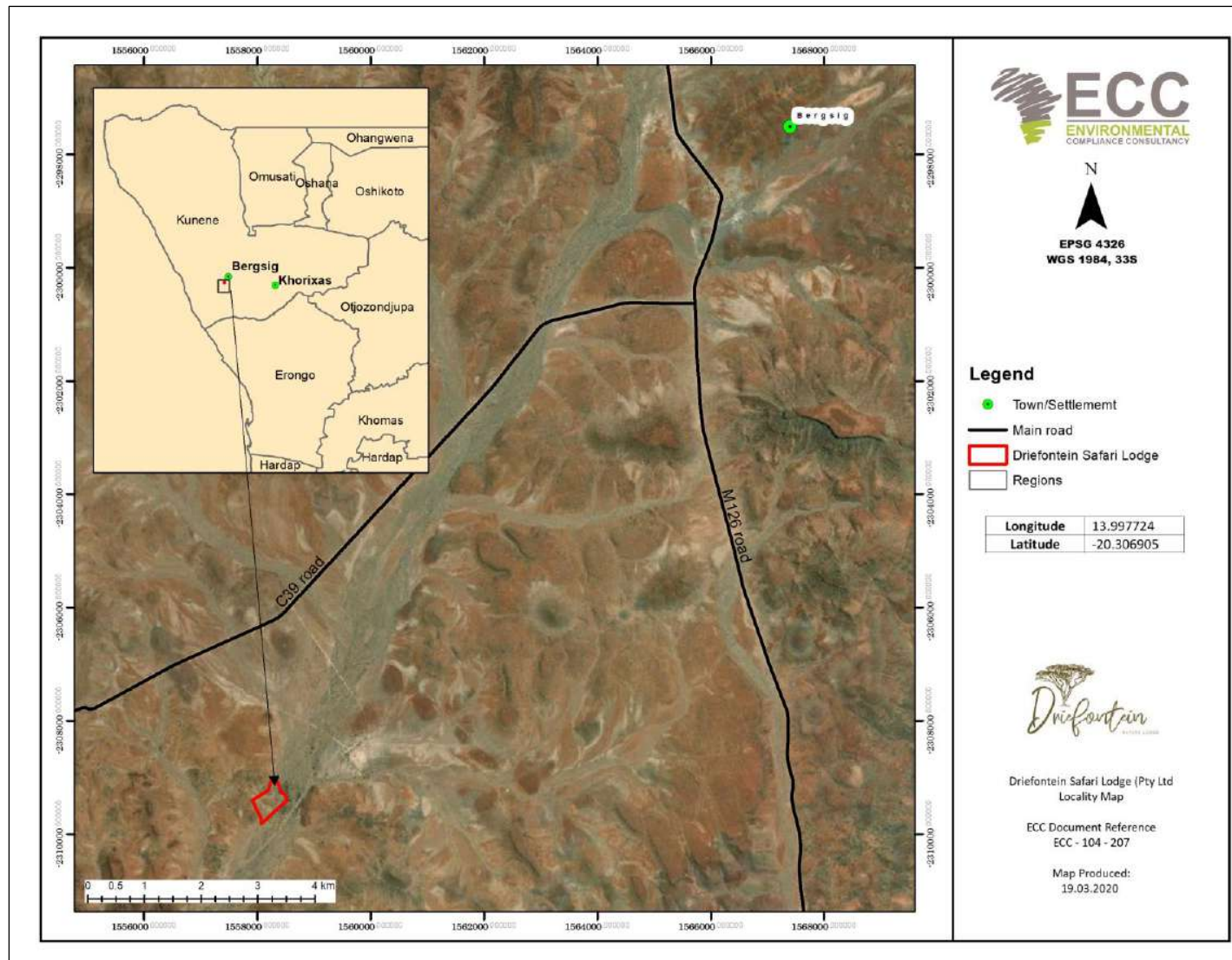


FIGURE 4 - PROJECT LOCATION

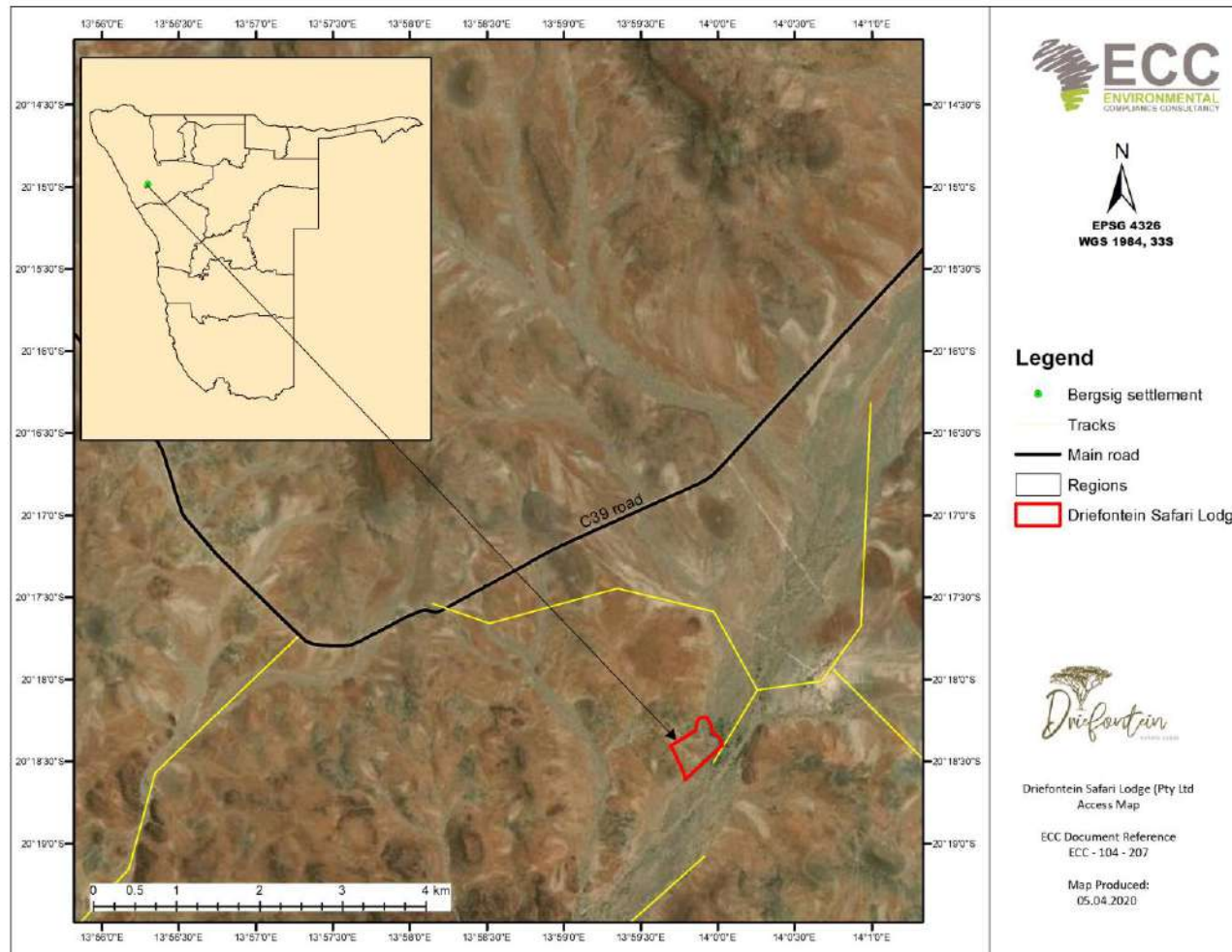


FIGURE 5 - ROADS AND ACCESS ROUTES TO THE PROPOSED LODGE SITE

5.4 SITE AND SURROUNDING ENVIRONMENT

Compared to the rest of Namibia, the Kunene Region is relatively underdeveloped. This is due to the mountainous inaccessible geography and the dryness that significantly hinders agriculture. The largest town and capital of the region is Opuwo. The Kunene Region has six (6) constituencies which are: Epupa, Kamanjab, Khorixas, Opuwo, Outjo and Sesfontein.

The Kunene Region extends from the Kunene River on the Angola border down to the Ugab River, the southern border of the Skeleton Coast Park, which is a massive wilderness reserve known for its untouched and diverse landscape, much of which is inaccessible. Other attractions in this region include the desert-adapted elephants, quaint Himba settlements, the Epupa Falls in the Kunene River, the rock engravings of Twyfelfontein, and the Petrified Forest near Khorixas. The entire region is vastly scenic, a huge, untamed and beautiful area that offers a more adventurous challenge to tourists (Namibian Tourism Board, 2019). The Torra conservancy landscape is a combination of hills, plains and wide open river valleys, including the scenic Huab River.

The lodge will be developed with material and infrastructures that are eco-friendly and blend in to the surrounding environment, so that it would give a natural appearance.

5.5 CLIMATE

The area is arid, with annual average rainfall ranging from 150 to 200 mm. Most rains fall during occasional thunderstorms, which usually develop during afternoons in the late summer, between January and March. The average annual evaporation rates are relatively high, ranging from 1,860 mm/year in the west to 2,300 mm/year in the east. The average annual temperatures in the area are at 22 °C, with a maximum average temperature of 33 °C and minimum average temperatures of 7 °C (Mendelsohn et al., 2002). Temperatures are lower in the west where the cool winds from the Atlantic Ocean keep the average temperature at 17 °C, 5 °C cooler than in the eastern areas of the conservancy (NACSO, 2009).

On the globe, Namibia is located in the belt that is dominated by prevailing high-pressure cells. Off the coast the South Atlantic High is the reason for constant southwest winds, the Benguela Current, the upwelling cells of the ocean, and the subsiding air over the Namib Desert. Over the interior the Kalahari High dominates during winter and the subsiding air causes cloudless days with stable sinking air. The sinking air spirals outward and is the reason for the predominant east and northeast winds. During summer the positions of the high pressure cell fluctuate more, allowing low pressure cells to develop over the heated interior, which in turn pull-in moist air from the inter-tropical convergence zone (Mendelsohn et al., 2002).

The Torra Conservancy receives up to 50 days of fog a year, most frequently and vitally in the western lowlands where the fog that rolls in from the ocean provides moisture to many plants and animals. The prevailing wind in Khorixas is dominantly from the east and northeast with an average speed of approximately 15 – 20 MPH (i.e. 24 – 32 km/h) and 12.0% calm days since the beginning of 2012 until late 2018 (Figure 6).

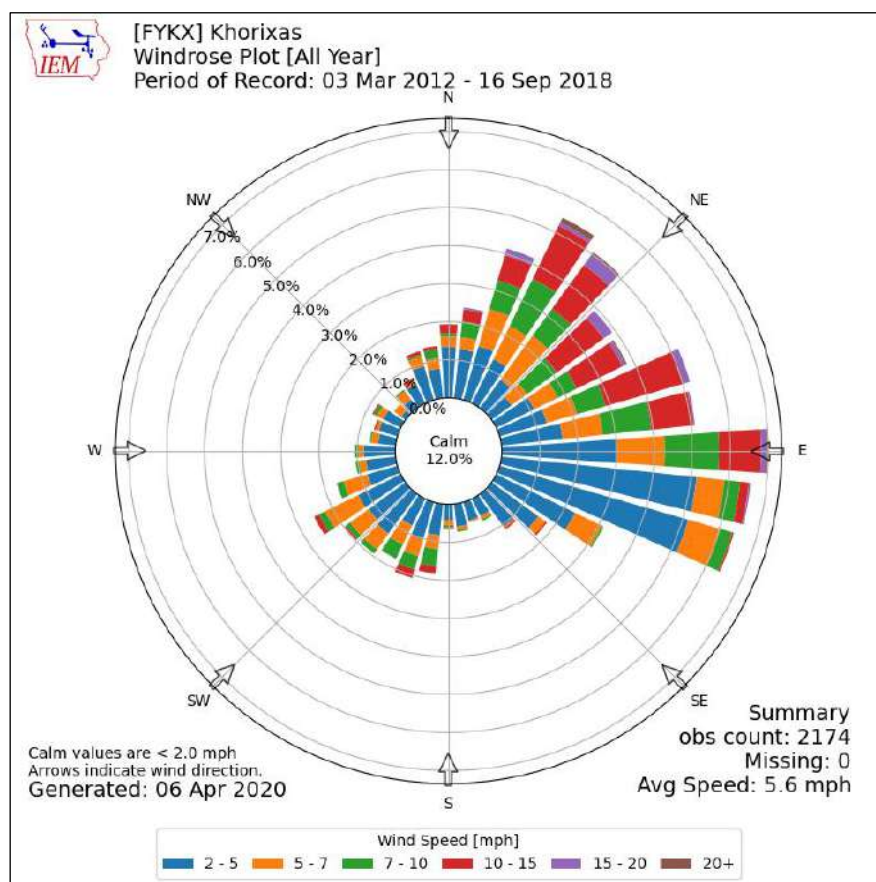


FIGURE 6 - WIND DIRECTION AND SPEED IN KHORIXAS, KUNENE REGION

5.6 GEOLOGY

The geological description and stratigraphy of the proposed development area encompasses the Etendeka group (Figure 7). The volcanic Etendeka is the uppermost unit of the Karoo Sequence in Namibia and overlies discontinuous Karoo sediments and the pre-Karoo basement. The Etendeka Formation consists of a series of interbedded basalt (including both primitive and more evolved varieties) and quartz latite units, with some minor latite (MME, 2020). The basement geology of the north western Namibia consists of Proterozoic rocks, forming the southernmost extent of the Congo Craton, bounded to the west and southeast, and partially overlain, by rocks of the Pan-African (930 - 470 million years) Damara Sequence.

5.7 TOPOGRAPHY

The proposed development site is on a relatively flat terrain with some elevated areas (Figure 8) in the vicinity. At the proposed site the elevation varies between 931 and 884 m. Further away from the site the topography varies more as the local geology becomes more complicated.

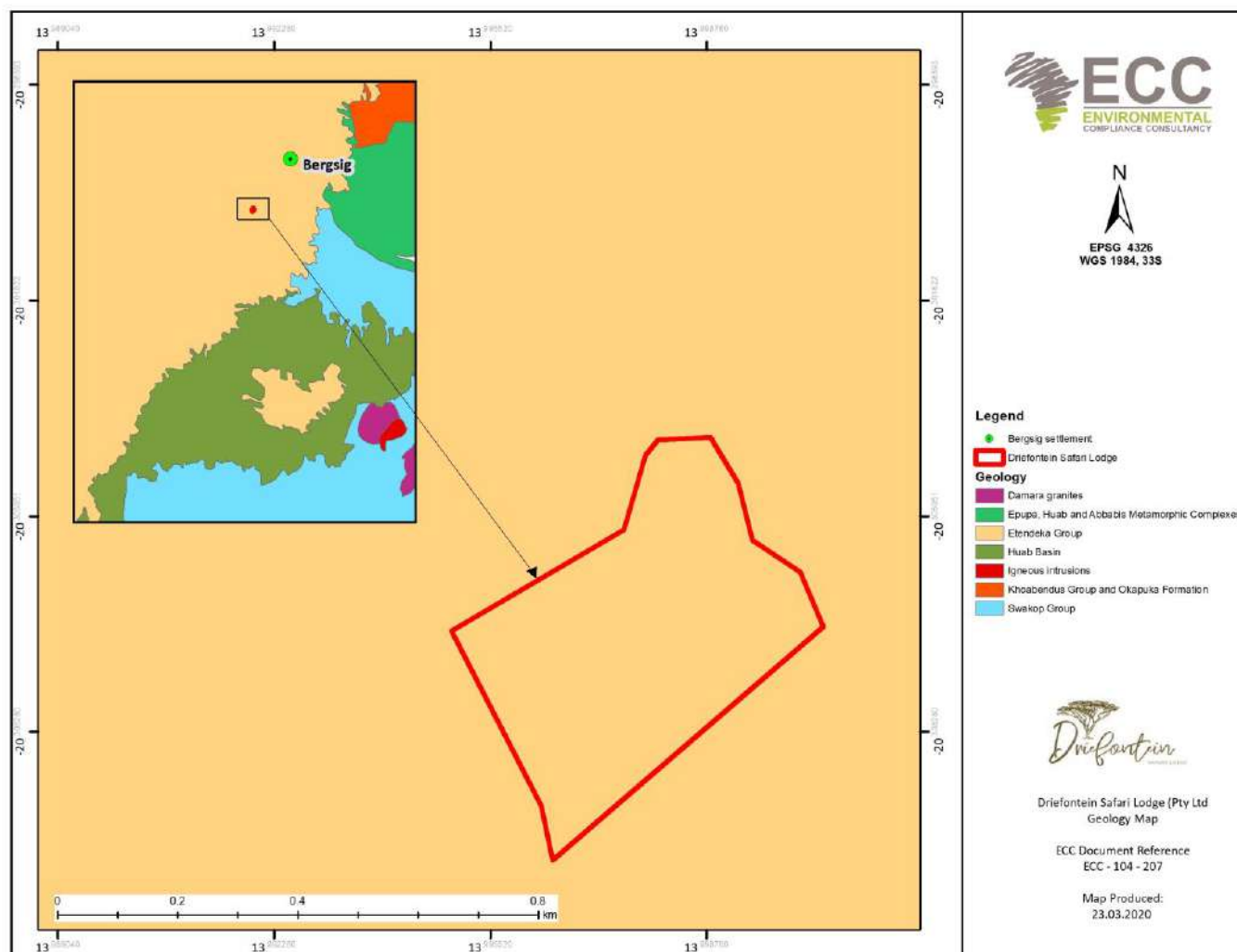


FIGURE 7 - GEOLOGICAL MAP OF THE AREA

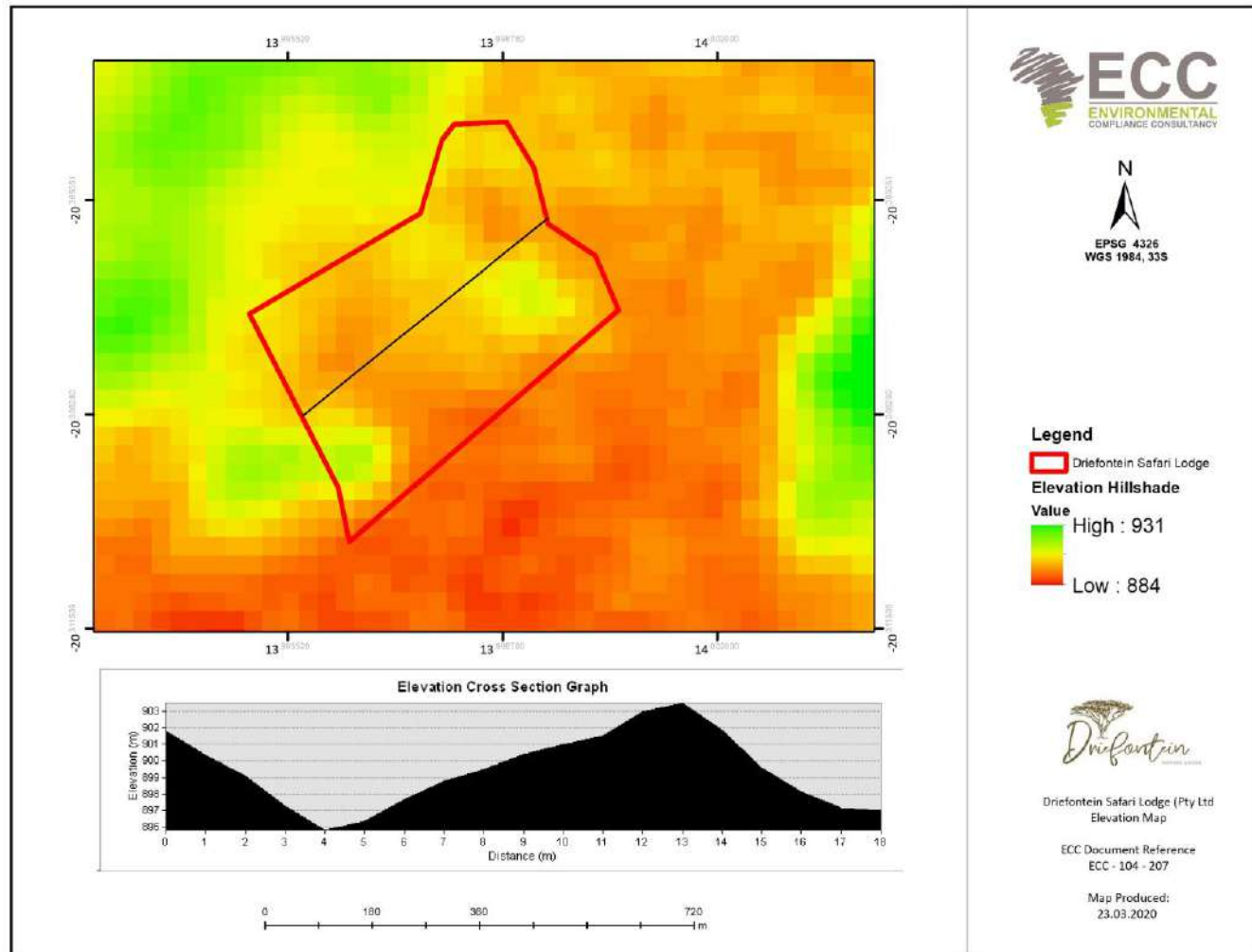


FIGURE 8 - ELEVATION MAP

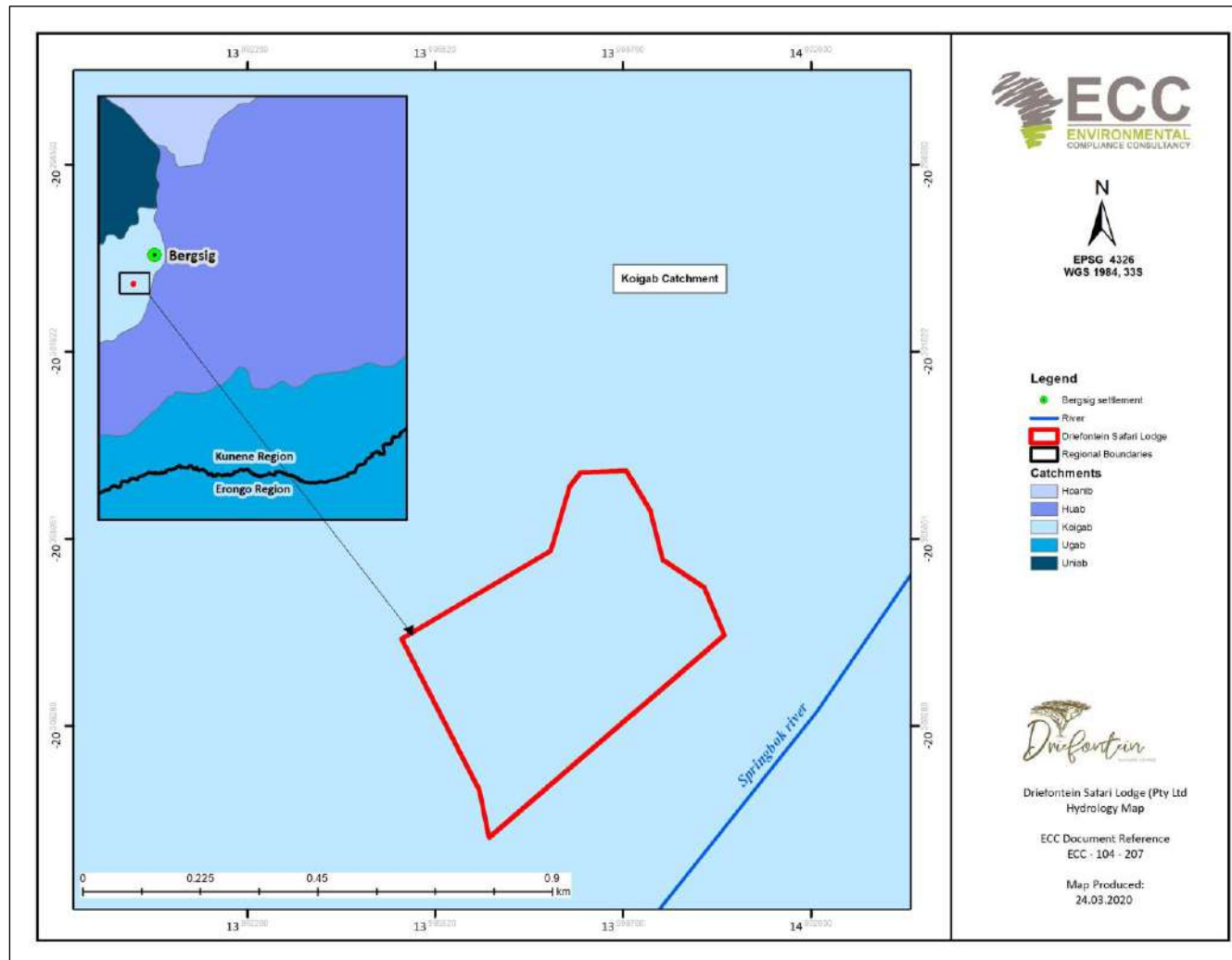


FIGURE 9 - HYDROLOGY (CATCHMENTS OF SURFACE WATER)

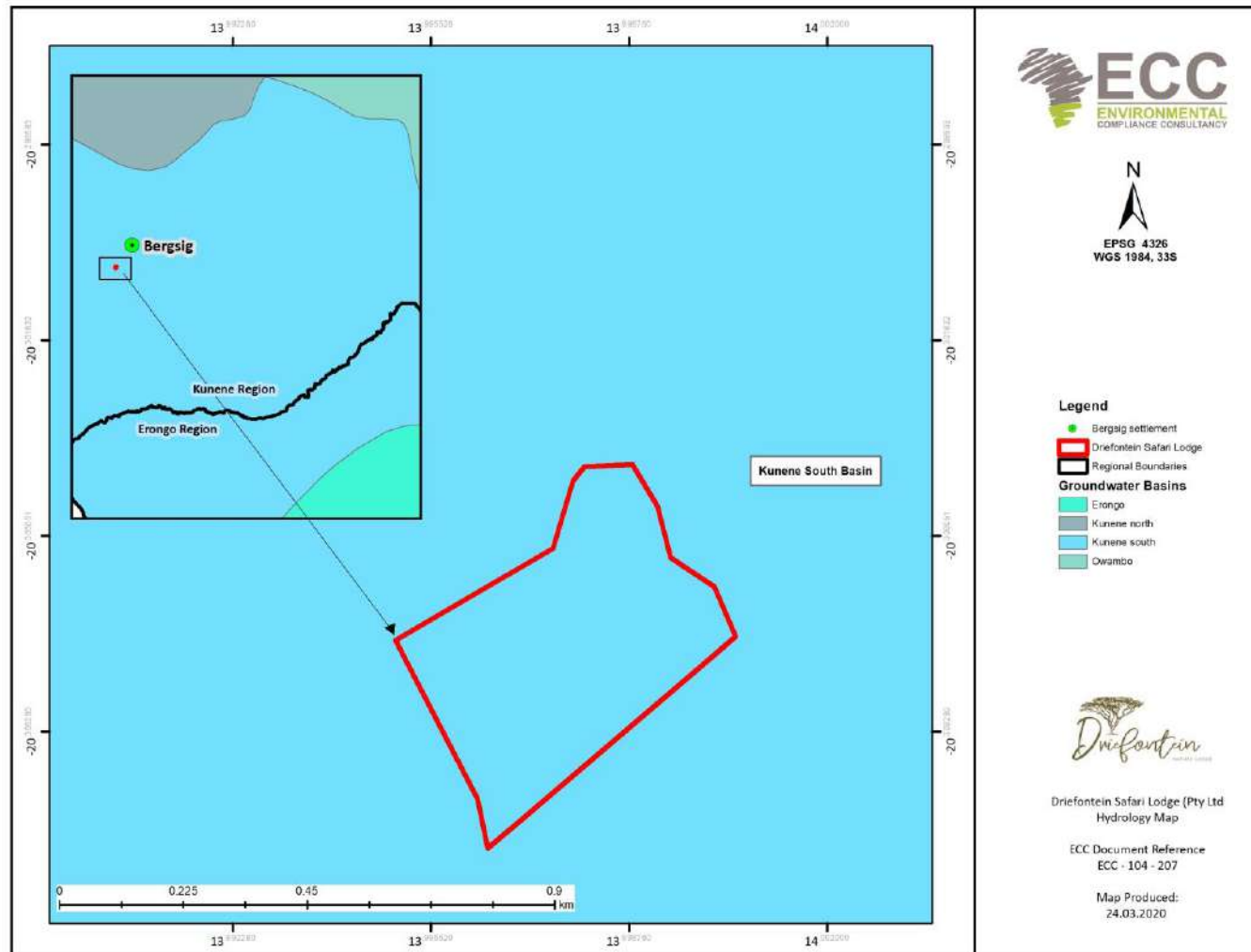


FIGURE 10 - HYDROLOGY (GROUNDWATER BASINS)

5.8 HYDROLOGY

Surface water in Namibia is a rarity due to the little rain that falls, and when it falls it either evaporates, seeps into the ground or is rapidly drained by ephemeral rivers. The project is planned within the Kunene south groundwater basin and will be located approximately 500 m from the Springbok River, which forms part of the Khoigab catchment (Figure 9 and 10). The Koigab is an ephemeral river, which empties in the Atlantic Ocean.

The Etendeka Group covers most of the surrounding area, where direct recharge of groundwater from rainfall rarely occurs unless the basalts are fractured. Groundwater potential is expected to be generally low, as a result. At fractures, especially along the dry drainage lines, groundwater is more accessible. The water supply scheme of the Bergsig settlement obtains its water from the fractured basalt of the Cretaceous Etendeka Formation, for example.

In contrast, where boreholes and wells have been drilled in the eastern higher rainfall area, the yields from groundwater are significantly higher, also because the underlying formations are more permeable. The Etendeka Mountain Camp, an exclusive wilderness resort in the vicinity, relies on springs and an appropriately managed system to keep the water consumption to the minimum. Along the ephemeral rivers, alluvial groundwater is in many cases tapped by boreholes and hand-dug wells. Many boreholes are sustained by alluvial groundwater recharge in this part of Namibia (Groundwater in Namibia, 2011).

Groundwater retrieved through boreholes ranges from drinkable to highly saline. There is a number of existing boreholes around the site and should the project require abstraction of water from surface and or underground sources, an application must be submitted to the Minister of Agriculture, Water and Land Reform.

5.9 SOIL

The soils in the project area are classified as lithosol xerosol with the dominant soil being eutric leptosols (Figure 11). The rock types in the project area are mainly young volcanic rocks such as basalt. Soils that derived from these basalts are mainly worked by wind and water. In general, the soils are nutrient poor with relatively low fertility due to minimal organic matter that is returned to the soil. The soils are also thin and lack the ability to hold water.

5.10 VEGETATION

Plant diversity is estimated between 300 and 399 species (Mendelsohn et al., 2002), although local differentiation as a result of topography and the availability of water is possible. The project falls within the Nama-Karoo biome within the north western escarpment and inselbergs vegetation cover on the Kunene hills landscape. The proposed site is dominated by sparse shrubland vegetation cover (Figure 12) and low height of most plants which are largely a consequence of aridity, but plant growth is also limited by the scarcity of soil in most parts of the area. The plains are dominated by grasses and scattered Euphorbia bushes, an important browse for black rhino. Shallow drainage lines that feed into the Springbok and Huab Rivers are home to the Welwitschia (*Welwitschia mirabilis*), a unique plant with no close relatives anywhere in the world. Ana (*Faidherbia albida*), mopane (*Colophospermum mopane*) and camel thorn trees (*Vachellia erioloba*) are the most abundant species, and they provide important sustenance for the elephants that frequent the riverbeds (NASCO, 2009). Nevertheless, every effort will be made to protect the existing trees and shrubs, because it is equally important to ambience and aesthetic appeal of the lodge surroundings.

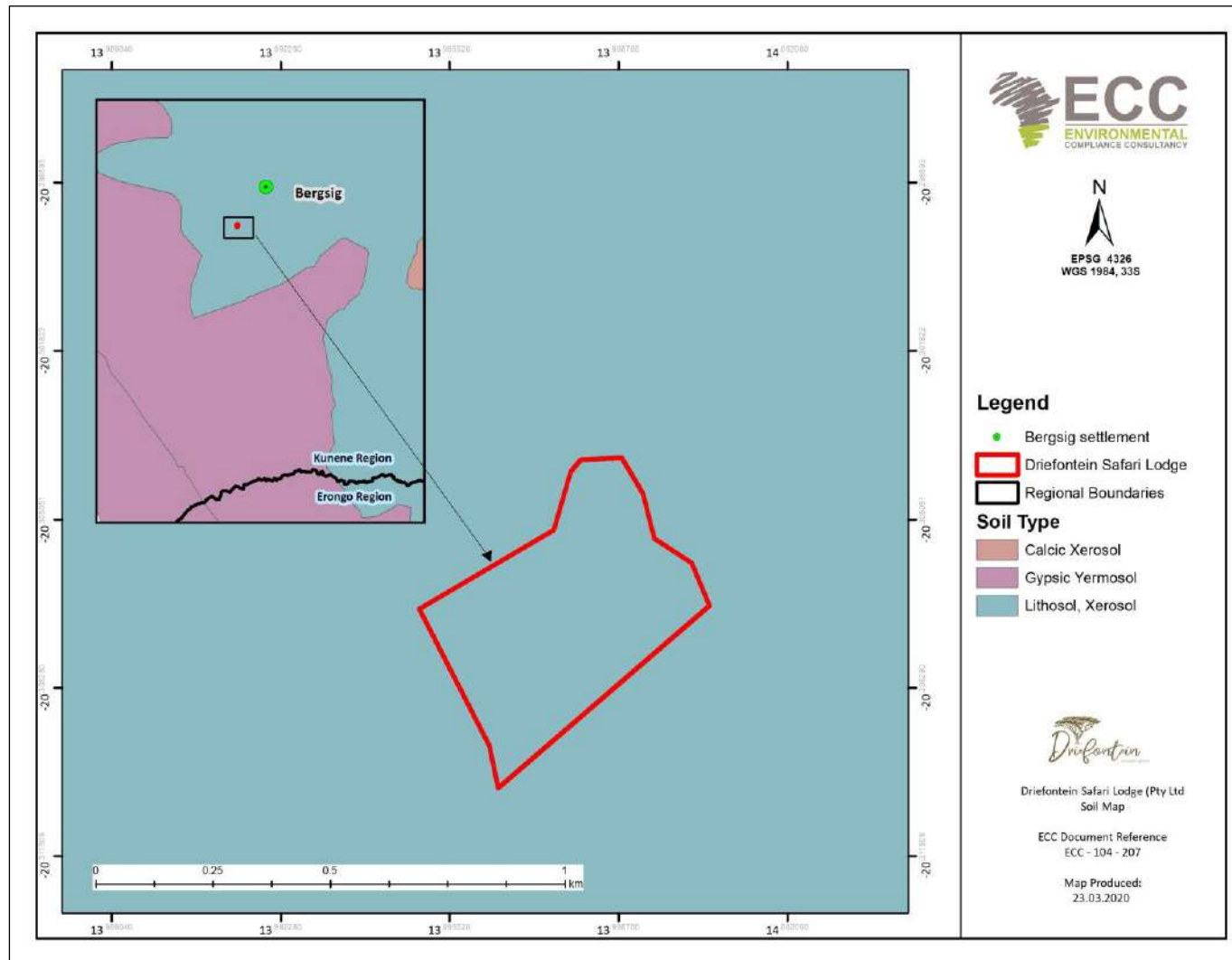


FIGURE 11 - SOIL IN THE AREA

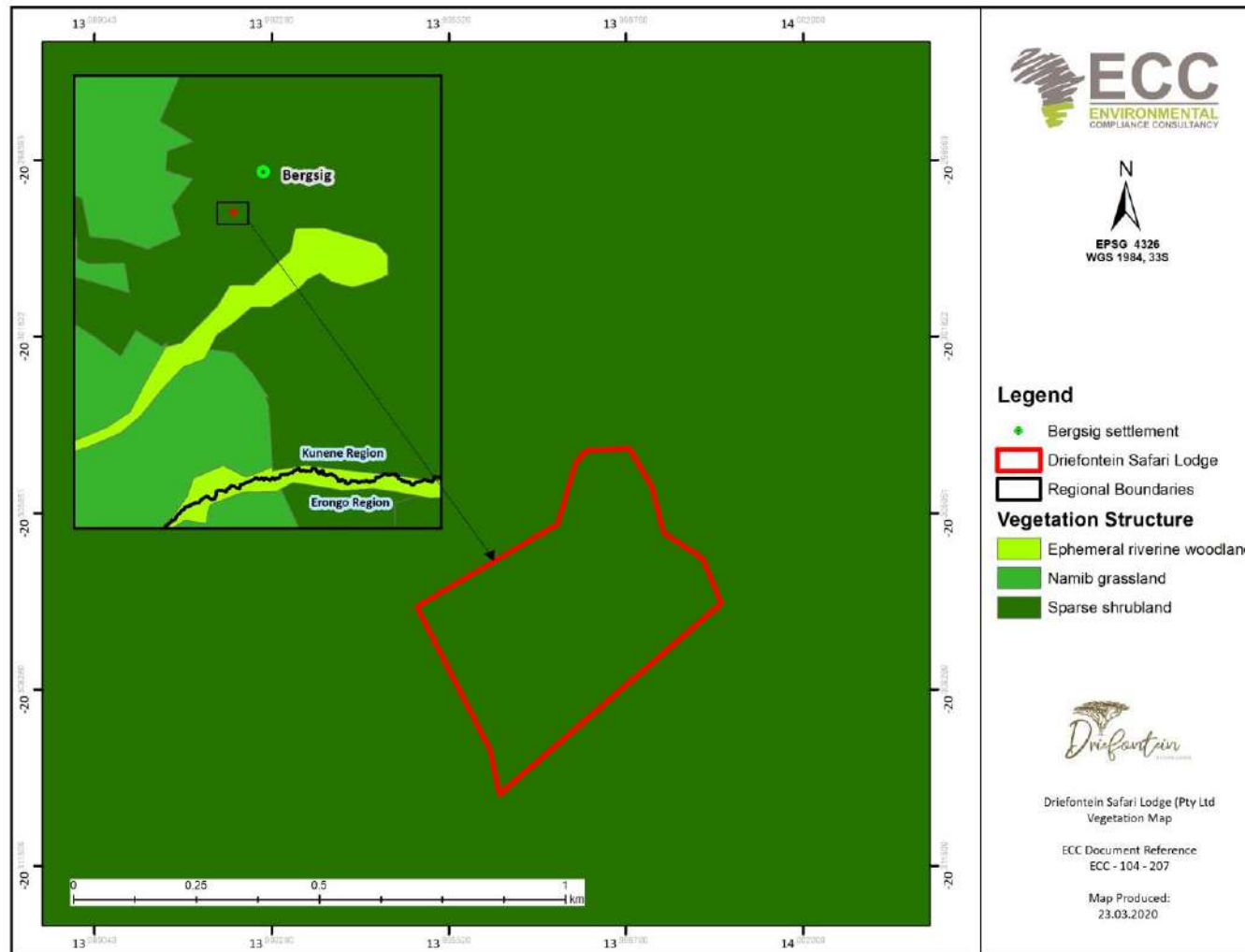


FIGURE 12 - VEGETATION IN THE AREA

5.11 FAUNA SPECIES

There is a wide variety of wildlife within the Torra conservancy, ranging from elephants, black rhino, lion, leopard, cheetah, hyaena, giraffe, mountain zebra, springbok, oryx and kudu (NACSO, 2009). The presence of these species provides a complementary economic opportunity through tourism. Rare and endangered species that can be found in the proposed development area, include the elephant and black rhino. A high degree of endemism has developed along the Namibian escarpment, and the conservancy provides habitat to many of the country's near-endemic birds. These may include the bare-cheeked babbler, Benguela Long-Billed Lark, Carp's Tit, Damara Hornbill, Monteiro's Hornbill, Hartlaub's Francolin, Rosy-Faced Lovebird, Rüppell's Korhaan, Violet Woodhoopoe, White-Tailed Shrike and Rockrunner (NACSO, 2009).

5.12 SOCIO-ECONOMIC BASELINE

In the Kunene Region, the education, wholesale and retail trade, accommodation and food serving activities, human health and social work activities are dominated by women, while men predominantly work in mining, construction and transport businesses. In rural areas, half of the households are involved in livestock farming which is the most common agricultural activity with 41.1%, while poultry farming is the least common with 6%. Overall, livestock and crop farming are the dominant agricultural activities in all constituencies of the region (NSA, 2011).

Khorixas is the largest town in the surrounding area of the proposed development, yet provides a limited range of facilities and services. A few shops offer a basic selection of goods and a combined school provides access to education. The proposed development will create job opportunities for the local community members of the conservancy and especially for the Bergsig residents.

5.12.1 DEMOGRAPHIC PROFILE

Namibia is one of the least densely populated countries in the world (3.2/km²), with an estimated population of 2.5 million people in 2020. The population growth rate is estimated at 2%, slightly lower than most African countries. It is estimated that 60% of the population falls in the age group 15 – 64, and 36% of the total population is younger than 15. Since 2005 there is a steady improvement in life expectancy, currently estimated at 65 years (National Planning Commission, 2017). Namibia's population is expected to increase from an estimated 2.11 million in 2011 to 3.44 million by 2041. In 2011, the Khorixas constituency where the proposed lodge is situated had a total population of 12 566 people, residing in 3132 private households – meaning an average household size of four (NSA, 2011).

5.12.2 GOVERNANCE

Namibia is divided in 14 regions, subdivided by 121 constituencies. Kunene Region is divided into six (6) constituencies. Each region has a regional council, elected during regional elections per constituency. Towns are governed through local authorities, in the form of municipalities. Opuwo is the capital and the largest town of the Kunene Region. Khorixas, which is the closest town to the development, is governed through a local authority in the form of a town council.

5.12.3 EMPLOYMENT

Unemployment rates in Namibia, particularly among the youth, are high with approximately 44.79 % of all people unemployed in 2018. In terms of employment by occupation, it is demonstrated that skilled agricultural / fishery workers made up the largest occupational group in Namibia with 46.5%, followed by the category 'elementary occupation' (18.7%) and then service workers (12.5%). Subsistence / communal farmers (without paid employees) provide jobs for the largest proportion of employees (34.1%) in the Kunene Region. Accommodation and food service activities provide approximately 4.3% of employment in the region (NSA, 2018). The proposed development has a potential to contribute to the reduction in unemployment rate by providing temporal and permanent jobs during both the construction and operation phases.

5.12.4 ECONOMIC ACTIVITIES

Tourism is an important sector in Namibia. It is the third largest contributor to the country's GDP, it generates a significant amount of jobs and is a valuable foreign exchange earner for the economy. In fact, tourism is a critical pillar of the Namibian economy. In 2012, the World Travel and Tourism Council estimated the total contribution of travel and tourism to Namibia's GDP to be 20.5% and that 27% of all employment was generated through this sector (MET, 2016). The Namibian state has long recognised and prioritised tourism development in various legislative and policy documents as a result.

Since 2016, Namibia recorded slow economic growth, registering an estimated growth of only 1.1% in 2016. The primary and secondary industries contracted by 2.0 and 7.8% respectively. During 2017 the economy contracted by 1.7, 0.7 and 1.9% in the first, second and third quarters respectively (NSA, 2018). Despite the more positive expectations, the economy retracted to an average growth of not more than 1% annually since 2017.

Economic activities in the Kunene Region mainly revolve around agriculture and tourism. These two sectors provide most of the employment opportunities in the area although there has been an increase in mining ventures as of recent years.

5.12.5 INFECTIOUS DISEASES

Since independence in 1990, the health status of Namibia has increased steadily with a remarkable improvement in access to primary health facilities and medical infrastructure. Despite the progress, the World Health Organization (WHO) in 2015 recommended strategic priorities of the health system in Namibia which include improved governance, an improved health information system, emergency preparedness, risk reduction and response, preventative health care and the combating of HIV/AIDS and TB (WHO, 2016).

HIV/AIDS remains a major reason for low life expectancy and is one of the leading causes of death in Namibia. There is a high HIV prevalence among the whole population, but since the peak in 2002 (15,000 new cases of HIV per year, and 10,000 yearly deaths due to AIDS) the epidemic started to stabilise (UNICEF, 2011). Although new infections as well as fatalities halved during the next decade, life expectancy for females returned to pre-independence levels but for males it did not reach pre-independence levels yet. HIV/AIDS remains the leading cause of death and premature mortality for all ages, killing up to half of all males and females aged 40 - 44 years in 2013 (IHME, 2016).

Tuberculosis (TB) is a leading killer of people infected by HIV/AIDS, and Namibia has a high burden in 2018, 35% of people notified with TB were infected with HIV. The country is included among the top 30 high-burden TB countries in the world, with an estimated incidence rate of 423 per 100,000 people and 60 fatalities per 100,000 people in 2018 (retrieved from www.mhss.gov.na).

Over the period 2000 – 2013 significant rises were observed for stroke, ischemic heart diseases, diabetes and depressive disorders, but HIV/AIDS remained the top cause of premature mortality. Over the same period significant decreases were observed for diarrheal diseases, neonatal conditions and malaria. Risk factors are key drivers of premature mortality, and social ills were identified as the leading factor for death – particularly unsafe sex and alcohol and drug abuse. TB and malaria are compounded by the AIDS epidemic, and the risk of contracting malaria and TB is 15% greater if a person is also infected with HIV, with a risk of 50% higher to die as a result (IHME, 2016).

As of the beginning of 2020 the coronavirus disease (COVID-19), a communicable respiratory disease, causes illness in humans at a pandemic scale and has resulted in an increasing number of deaths worldwide. The viral outbreak is adversely affecting various socio-economic activities globally, and with reports of the increasing number of people testing positive, it is anticipated that this may have significant impacts on the operations of various economic sectors in Namibia too. The disease caused many countries to enter a state of emergency and lockdown mode, with dire economic consequences. In addition, these measures have a detrimental effect on tourism – and Namibia is in both cases no exception.

5.12.6 CULTURAL HERITAGE

A review of the National Heritage Council database was conducted, and no known heritage sites were identified in the project area. In cases where heritage sites are discovered, the chance finds procedure will be used.

6 ENVIRONMENTAL ASSESSMENT OF FINDINGS AND MITIGATION

This section sets out the overall approach that was adopted to assess the potential environmental and social impacts associated with the project. To fully understand the significance of each of the potential impacts, each impact must be evaluated and assessed.

6.1 SCOPING ASSESSMENT FINDINGS

When undertaking the scoping exercise, the design of the proposed project and best practice measures were considered to ensure the likely significant effects and any required additional mitigation measures were identified. A summary of the potential impacts and mitigation and/or control measures are discussed below. The following topics were considered during the scoping phase:

- Surface water and groundwater
- Soils and topography
- Socio-economics (employment, demographics, and land-use)
- Noise
- Ecology (fauna and flora)
- Air quality (including dust), and
- Cultural heritage.

Table 13 sets out the findings of the assessment. Activities that could be the source of an impact have been listed, followed by receptors that could be affected. The pathway between the source and the receptor has been identified where both are present. Where an activity and/or receptor has not been identified, an impact is unlikely, thus no further assessment or justification is provided. Where the activity, receptor and pathway have been identified, a justification has been provided documenting if further assessment is required or not required.

Due to the nature and localised scale of the construction activities, and the environmental context of both sites, the potential environmental and social effects are limited and unlikely to be significant. Where effects occur, they will be managed (avoided or reduced) through implementation of best practice mitigation, as detailed in the EMP (contained in Appendix A). All topics were considered during the scoping assessments, which did not identify areas of uncertainty and thus no further investigation was deemed required.

TABLE 14 - SUMMARY OF POTENTIAL IMPACTS

DESCRIPTION OF ACTIVITY	RECEPTOR	DESCRIPTION OF POTENTIAL IMPACT/S	EFFECT/DESCRIPTION OF MAGNITUDE	VALUE OF SENSITIVITY	MAGNITUDE OF CHANGE	SIGNIFICANCE OF IMPACT	IMPACT MANAGEMENT/CONTROL MEASURES	RESIDUAL IMPACT AFTER MITIGATION
Fuel handling and storage, lubrication of equipment	Soil	Hydrocarbon and hazardous spillages lead to soil contamination	Adverse Direct Reversible Moderate Short term On-site Possible	Medium	Minor	Minor (4)	<ul style="list-style-type: none"> - Good house keeping - Training through toolbox talks and induction - All stationary vehicles and machinery must have drip trays to collect leakages of lubricants and oil - Spill kits and absorption material available during fuel delivery, storage or use - Accidental spills and leaks (including absorption material) to be cleaned as soon as possible - Major spills to be reported, also to the authorities - Maintenance and service schedules on equipment is in place - Store bulk fuel in adequate containment areas (non-porous surface, bunded) - No damaged containers in use - Preventative measures 	Low (2)

DESCRIPTION OF ACTIVITY	RECEPTOR	DESCRIPTION OF POTENTIAL IMPACT/S	EFFECT/DESCRIPTION OF MAGNITUDE	VALUE OF SENSITIVITY	MAGNITUDE OF CHANGE	SIGNIFICANCE OF IMPACT	IMPACT MANAGEMENT/CONTROL MEASURES	RESIDUAL IMPACT AFTER MITIGATION
							will be in place when service and maintenance activities are done (drip trays, non-porous surfaces, funnels, non-damaged containers) - Refuelling will be done in areas with adequate preventative measures in place	
Fuel handling and storage, lubrication of equipment	Groundwater	Hydrocarbon and hazardous spillages may result groundwater contamination	Adverse Indirect Reversible Moderate Short term Regional Possible	Medium	Minor	Minor (4)	<ul style="list-style-type: none"> - Good house keeping - Training through toolbox talks and induction - All stationary vehicles and machinery must have drip trays to collect leakages of lubricants and oil - Spill kits and absorption material available during fuel delivery, storage or use - Accidental spills and leaks (including absorption material) to be cleaned as soon as possible - Major spills to be reported, also to the authorities - Maintenance and service 	Low (2)

DESCRIPTION OF ACTIVITY	RECEPTOR	DESCRIPTION OF POTENTIAL IMPACT/S	EFFECT/DESCRIPTION OF MAGNITUDE	VALUE OF SENSITIVITY	MAGNITUDE OF CHANGE	SIGNIFICANCE OF IMPACT	IMPACT MANAGEMENT/CONTROL MEASURES	RESIDUAL IMPACT AFTER MITIGATION
							<ul style="list-style-type: none"> schedules on equipment is in place - Store bulk fuel in adequate containment areas (non-porous surface, bunded) - No damaged containers in use - Preventative measures will be in place when service and maintenance activities are done (drip trays, non-porous surfaces, funnels, non-damaged containers) - Refuelling will be done in areas with adequate preventative measures in place 	
Discharge and infiltration of non-contained wastewater	Surface water	Wastewater can pollute and contaminate surface water	Adverse Direct Partly Reversible Moderate Short term On-site Unlikely	Low	Minor	Low (2)	<ul style="list-style-type: none"> - Wastewater discharges will be contained - Workers will be made aware about the importance of wastewater management - Good housekeeping 	Low (1)
Inadequate management of waste	Groundwater	Waste items and litter can pollute drainage channels	Adverse Cumulative Reversible	Low	Minor	Low (2)	<ul style="list-style-type: none"> - Good housekeeping - Training and awareness through toolbox talks and 	Low (1)

DESCRIPTION OF ACTIVITY	RECEPTOR	DESCRIPTION OF POTENTIAL IMPACT/S	EFFECT/DESCRIPTION OF MAGNITUDE	VALUE OF SENSITIVITY	MAGNITUDE OF CHANGE	SIGNIFICANCE OF IMPACT	IMPACT MANAGEMENT/CONTROL MEASURES	RESIDUAL IMPACT AFTER MITIGATION
			Moderate Temporary On-site Unlikely				<ul style="list-style-type: none"> induction - Implement a Standard Operational Procedure on waste management, from cradle to grave for all kinds of waste possible on-site (e.g. domestic, mineral, hydrocarbons, hazardous, etc.) - Raise awareness about the importance of responsible waste management - Implement a culture of correct waste collection, waste segregation and waste disposal - Avoid hazardous waste on site - Wastewater discharges will be contained – no disposal of waste water 	
Land clearing for construction activities of the lodge	Terrestrial Ecology and biodiversity	Habitat fragmentation from clearing Habitat loss from excessive clearing of land Increased land	Adverse Direct Partially-reversible Minor Local Short-term Likely	Medium	Minor	Minor (3)	<ul style="list-style-type: none"> - Use existing tracks where possible - Route new tracks around established and protected trees, and clumps of vegetation - Identify rare, 	Low (2)

DESCRIPTION OF ACTIVITY	RECEPTOR	DESCRIPTION OF POTENTIAL IMPACT/S	EFFECT/DESCRIPTION OF MAGNITUDE	VALUE OF SENSITIVITY	MAGNITUDE OF CHANGE	SIGNIFICANCE OF IMPACT	IMPACT MANAGEMENT/CONTROL MEASURES	RESIDUAL IMPACT AFTER MITIGATION
		clearance exposure can cause potential to plant elimination and soil erosion					<p>endangered, threatened and protected species and demarcate them and avoid cutting them down.</p> <ul style="list-style-type: none"> - All workers shall be notified to avoid any excluded areas or protected species - Natural drainage patterns should be restored - Relocation of protected plant species if disturbance cannot be avoided. 	
Increased vehicle and human movements	Terrestrial Ecology and biodiversity	<p>Possible injury or death of animals</p> <p>Dust creation</p> <p>Off-road tracks creation</p> <p>Increased noise in the surrounding area</p> <p>Possible increased illegal hunting of</p>	<p>Adverse</p> <p>Direct</p> <p>Partially - reversible</p> <p>Minor</p> <p>Local</p> <p>Short-term</p> <p>Likely</p>	Medium	Minor	Minor (3)	<ul style="list-style-type: none"> - Use existing tracks where possible - No driving off designated access routes (into the bush) / off-road driving - Practise dust suppression mitigation measures - No driving by night without permission or accompanied by personnel of the lodge 	Low (2)

DESCRIPTION OF ACTIVITY	RECEPTOR	DESCRIPTION OF POTENTIAL IMPACT/S	EFFECT/DESCRIPTION OF MAGNITUDE	VALUE OF SENSITIVITY	MAGNITUDE OF CHANGE	SIGNIFICANCE OF IMPACT	IMPACT MANAGEMENT/CONTROL MEASURES	RESIDUAL IMPACT AFTER MITIGATION
		wildlife in the area Potential human-wildlife conflict					<ul style="list-style-type: none"> - or authority officials - Maintain a speed limit on the access road to the proposed site area - A security plan needs to be established approved and co signed by Parks as a mitigation to poaching during construction and to be revised and approved again operations 	
Dust creation due construction activities and vehicle movements in the area	Community	Impacts of public health and visibility due to increased air pollutions in the area Impact on fauna and flora	Adverse Direct Reversible Minor Local Temporary Unlikely	Low	Minor	Low (2)	<ul style="list-style-type: none"> - Avoid off-road driving - Apply dust suppression methods- water sprinkling - Communication with farmers / landowners / neighbours. 	Low (2)
Light may cause disturbance / disorientation of animals at night	Community and environment	Disruption to neighbour and nearby settlements Disturbance of local wildlife	Adverse Direct Reversible Moderate Local Temporary Unlikely	Low	Moderate	Low (2)	<ul style="list-style-type: none"> - No construction activities to be conducted (between dusk and dawn, on Sundays and on public holidays 	Low (1)
Noise and light may act as a	Community and environment	Construction impacts such as	Adverse Direct	Low	Minor	Minor (3)	<ul style="list-style-type: none"> - No construction 	Low (2)

DESCRIPTION OF ACTIVITY	RECEPTOR	DESCRIPTION OF POTENTIAL IMPACT/S	EFFECT/DESCRIPTION OF MAGNITUDE	VALUE OF SENSITIVITY	MAGNITUDE OF CHANGE	SIGNIFICANCE OF IMPACT	IMPACT MANAGEMENT/CONTROL MEASURES	RESIDUAL IMPACT AFTER MITIGATION
distraction / attraction to different species.		noise and light may cause disturbances to neighbouring residents	Reversible Minor Local Temporary Possible				activities to be conducted (between dusk and dawn, on Sundays and on public holidays)	
Visual impact because of new building development in the area	Neighbours / Landowners / Tourists	Changes to aesthetics - disturbed view from the road (tourists and local community)	Adverse Direct Reversible Minor Local Short-term Reversible Likely	Low	Minor	Low (2)	<ul style="list-style-type: none"> - Maintain good housekeeping on site - Building material is low rise and made of natural material therefore, it is unlikely that the lodge will have any impact of the landscape of the local community. 	Low (1)
Development of structures and creation of new tracks and roads	Topography and landscape	Environmental disturbance Loss of flora and fauna Disturbance of migratory animals in the area	Adverse Direct Reversible Moderate Local Short-term Reversible Likely	Low	Moderate	Minor (3)	<ul style="list-style-type: none"> - Make use of existing tracks if available - When developing a new track off an existing roadway ensure the junction is discreet and safe - Monitor the condition of the track before, during, and after use - Do not needlessly 	Low (2)

DESCRIPTION OF ACTIVITY	RECEPTOR	DESCRIPTION OF POTENTIAL IMPACT/S	EFFECT/DESCRIPTION OF MAGNITUDE	VALUE OF SENSITIVITY	MAGNITUDE OF CHANGE	SIGNIFICANCE OF IMPACT	IMPACT MANAGEMENT/CONTROL MEASURES	RESIDUAL IMPACT AFTER MITIGATION
							remove vegetation from either side of the roadway.	
Potential to unearth archaeological remains Direct and indirect impacts to cultural resources	Heritage	Potential damage to cultural heritage sites	Adverse Direct Irreversible Major National Permanent Possible	High	Moderate	Major (9)	<p>If discovery of unearthed archaeological remains to be uncovered, the following measures (chance find procedure) shall be applied:</p> <ul style="list-style-type: none"> Works to cease, area to be demarcated with appropriate tape by the site supervisor, and the Site Manager to be informed Site Manager to visit the site and determine whether work can proceed without damage to findings, mark exclusions boundary If work cannot proceed without damage to findings, Site Manager is to inform the Environmental Manager who will get in touch with an archaeologist for advice 	Minor (4)

DESCRIPTION OF ACTIVITY	RECEPTOR	DESCRIPTION OF POTENTIAL IMPACT/S	EFFECT/DESCRIPTION OF MAGNITUDE	VALUE OF SENSITIVITY	MAGNITUDE OF CHANGE	SIGNIFICANCE OF IMPACT	IMPACT MANAGEMENT/CONTROL MEASURES	RESIDUAL IMPACT AFTER MITIGATION
							<ul style="list-style-type: none"> Archaeological specialist is to evaluate the significance of the remains and identify appropriate action, for example, record and remove; relocate or leave in situ (depending on the nature and value of the remains) Inform the police if the remains are human, and Obtain appropriate clearance or approval from the competent authority, if required, and recover and remove the remains to the National Museum or National Forensic Laboratory as appropriate. 	
Job creation due to proposed development activities	Socio-economic	Employment creation and skills development Knowledge and technology skills	Beneficial Direct Reversible High National	Medium	Major (Beneficial)	Major (8)	<ul style="list-style-type: none"> Maximise local employment and local business opportunities to promote and improve the local economy 	Low major beneficial

DESCRIPTION OF ACTIVITY	RECEPTOR	DESCRIPTION OF POTENTIAL IMPACT/S	EFFECT/DESCRIPTION OF MAGNITUDE	VALUE OF SENSITIVITY	MAGNITUDE OF CHANGE	SIGNIFICANCE OF IMPACT	IMPACT MANAGEMENT/CONTROL MEASURES	RESIDUAL IMPACT AFTER MITIGATION
		transfer to workers during the operational phase and training of local employees	Long-term Certain				<ul style="list-style-type: none"> Enhance the use of local labour and local skills as far as reasonably possible. Where the required skills do not occur locally, and where appropriate and applicable, ensure that relevant local individuals are trained, and Ensure that goods and services are sourced from the local and regional economy as far as reasonably possible 	
Increased people in the area	Community	Potential risk for social interactions and transmission of infectious diseases due to increased movement of people in the area	Adverse Direct Reversible Low Local Short-term Likely	Low	Moderate	Minor (3)	<ul style="list-style-type: none"> Provide public awareness toolkits and informative notices on infectious diseases and preventive measures Ensure distribution of protection items such as condoms at the lodge 	Low (2)
Generation of waste due to development activities	Community & Environment	Nuisances (odours and visual) due to litter (nuisance and ecological risk) and lay down	Adverse Direct Reversible Low On-site Short-term	Low	Moderate	Minor (3)	<ul style="list-style-type: none"> Training and toolbox talk to workers shall be provided Ensure good housekeeping across site 	Low (2)

DESCRIPTION OF ACTIVITY	RECEPTOR	DESCRIPTION OF POTENTIAL IMPACT/S	EFFECT/DESCRIPTION OF MAGNITUDE	VALUE OF SENSITIVITY	MAGNITUDE OF CHANGE	SIGNIFICANCE OF IMPACT	IMPACT MANAGEMENT/CONTROL MEASURES	RESIDUAL IMPACT AFTER MITIGATION
		<p>area during construction phase</p> <p>Increased pollution in the area from waste such as loose plastic items etc.</p>	Likely				<ul style="list-style-type: none"> – Implement the waste management hierarchy across the site: avoid, reuse, and recycle – Waste shall be collected and shall be removed on a regular basis to avoid bad odours – It is unlikely that hazardous material and wastes will be produced, however in the event that they do, they shall be managed in a safe and responsible manner so as to prevent contamination of soils, pollution of water and/or harm to people or animals as a result of the use of these materials, and – Hazardous and non-hazardous waste shall always be stored separately. 	

7 ENVIRONMENTAL MANAGEMENT PLAN

The EMP for the proposed project is presented in Appendix A. It provides management options to ensure the impacts of the proposed project are minimised. An EMP is a tool used to take pro-active action by addressing potential problems before they occur. This should limit the corrective measures needed, although additional mitigation measures might be included if necessary.

The management measures should be adhered to during all stages of the construction activities of the lodge. All persons involved and partaking in the proposed activities should be made aware of the measures outlined in the EMP to ensure activities are conducted in an environmentally sound manner.

The objectives of the EMP are:

- To include all components of the development and operations of the project
- To prescribe the best practicable control methods to lessen the environmental impacts associated with the project
- To monitor and audit the performance of operational personnel in applying such controls, and
- To ensure that appropriate environmental training is provided to responsible operational personnel.

8 CONCLUSION

The environmental assessment that was undertaken followed ECC's EIA methodology to identify if there is potential for significant effects to occur as a result of the proposed project.

All other social and environmental receptors were scoped out as requiring further assessment as it was unlikely that there would be significant effects. Through further analysis and identification of mitigation and management methods, the assessment concludes that the likely significance of effects on the assessed construction and operational activities is expected to be minor. Various best practice and mitigation measures have been identified to avoid and reduce effects as far as reasonably practicable, as well as to ensure the environment is protected and unforeseen effects are avoided.

On this basis, it is the opinion of ECC that an environmental clearance certificate could be issued, on conditions that the management and mitigation measures specified in the EMP are implemented and adhered to.

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APPENDIX A - EMP

APPENDIX B - NON-TECHNICAL SUMMARY



ECC-104-207-NTS-03-B

NON-TECHNICAL SUMMARY

DEVELOPMENT OF DRIEFONTEIN SAFARI LODGE

PREPARED FOR DRIEFONTEIN SAFARI LODGE (PTY) LTD



APRIL 2020

PO BOX 91193 Windhoek Namibia
Environmental Compliance Consultancy CC
CC/2013/11404

NON-TECHNICAL SUMMARY

DEVELOPMENT OF THE DRIEFONTEIN SAFARI LODGE IN THE TORRA CONSERVANCY, KUNENE 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 Driefontein Safari Lodge in the Torra 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 (Driefontein Safari Lodge (Pty) Ltd) to undertake an EIA and an 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 authorities; the Ministry of Environment, Forestry and Tourism (MEFT).

2.2 LOCATION

The proposed project is located within the Torra Conservancy in Damaraland, Kunene Region (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. Nuvella will continue to manage the project up to date of completion when the operation will be taken over and managed by Namibia Collection Management and Marketing (Pty) Ltd.

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 Torra Conservancy
- Cultural experience and star gazing

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, power and water supply infrastructure, sewerage treatment facility and associated connections

- Construction of a 30 room luxury lodge, inclusive of a lounge area for relaxing, reading and enjoying the beautiful nature views
- Construction of a high standard restaurant, 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 Driefontein Safari Lodge will aid development in the region whilst offering tourists a higher-valued service, which will cater for middle to upper market tourists seeking a reasonably priced lodge. The new development will expose tourists to a cultural experience in the Torra Conservancy, Namibia. This area has large tourism potential and will generate income for the indigenous community.

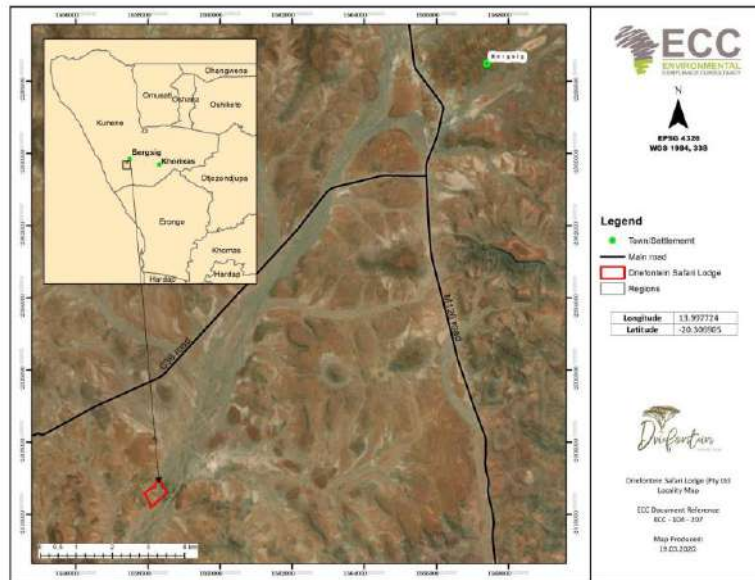


FIGURE 1 – LOCATION MAP OF THE PROPOSED PROJECT

APRIL 2020

PAGE 4 OF 7

ECC DOCUMENT CONTROL: ECC-104-207-NTS-03-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, 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,

2007 and its regulations. The process followed in this EIA is set out in the flowchart in

FIGURE 2.

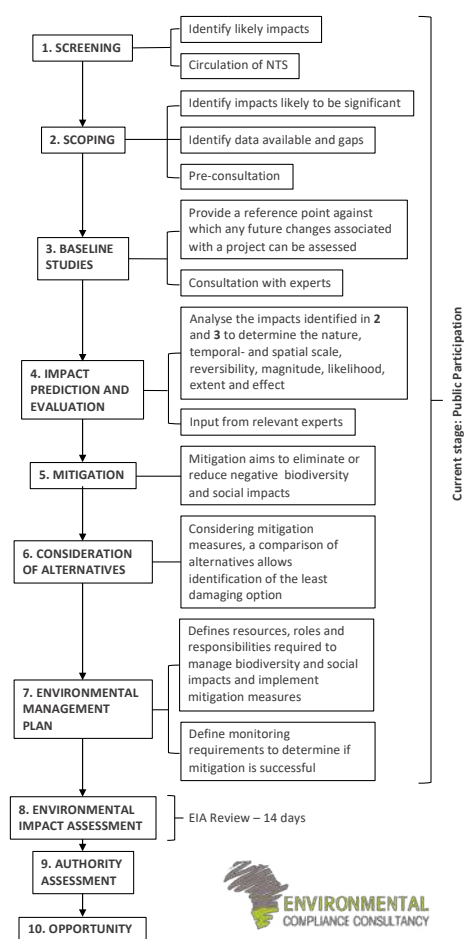


FIGURE 2 - FLOWCHART OF THE ENVIRONMENTAL ASSESSMENT PROCESS

4.1 SCREENING

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

ENERGY GENERATION, TRANSMISSION AND STORAGE ACTIVITIES

1. The construction of facilities for -
- (b) The transmission and supply of electricity

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, 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 Driefontein Safari 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:



APPENDIX C - EVIDENCE OF PUBLIC CONSULTATION

The following was advertised in the Namibian newspaper on the 18th and 26th May 2020.

16 MONDAY 18 MAY 2020

THE NAMIBIAN



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NOTICE OF ENVIRONMENTAL ASSESSMENT & PUBLIC PARTICIPATION PROCESS
DEVELOPMENT OF THE DRIEFONTEIN SAFARI LODGE IN THE KUNENE REGION & THE OLUPALE LODGE IN THE OSHANA REGION

Environmental Compliance Consultancy (ECC) hereby gives notice to the public that an application for an environmental clearance certificate in terms of the Environmental Management Act, No. 7 of 2007 will be made as per the following:

Applicant & Location: Driefontein Safari Lodge (Pty) Ltd in the Karoo Conservancy, Kunene Region, Namibia & Olupale Lodge (Pty) Ltd in the Iqumbi Ya Tsoyikanga Conservancy, Oshana Region, Namibia

Environmental Assessment Practitioner (EAP): Environmental Compliance Consultancy

Project: Proposed development of the Driefontein Safari Lodge in the Kunene Region and the Olupale Lodge in the Oshana Region, Namibia.



Proposed Activity: The proposed projects include the development of 30 - 40 room luxury lodge, tented camp and camping on each site. Additional activities to be carried out on sites may include the construction of a water sewage system, water pipeline for water supply and a powerline.

Application for environmental clearance certificate: In terms of the Environmental Management Act, No. 7 of 2007, ECC on behalf of the client is required to apply for environmental clearance to the Ministry of Environment, Forestry and Tourism for the above-mentioned project.

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Review Period: The review and comment period is effective from 18th of May - 08th June 2020.

How you can participate: ECC is undertaking the required environmental assessment and public participation process in terms of the Act. I&APs and stakeholders are required to register for the project at: <https://eccenvironmental.com/project/>

Environmental Compliance Consultancy
Registration Number: CC/2013/11804
Members: Mr. B. Besselskand or Mrs. J. Moseley
PO Box 91335, 8101 Windhoek
Tel: +264 81 699 2928
Email: info@eccenvironmental.com
Website: <https://www.eccenvironmental.com>
Project id: ECC-020-2020-007-04-C

Notice

Vacancy

Interested persons should visit
careers.standardbank.com
for more information on the
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Head: Investigations and Fraud Risk

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Standard Bank

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Purpose of internal audit position:

- To evaluate and improve effectiveness and efficiency of risk management, financial management, operational controls and governance processes. To ensure regulations and internal controls and policies are followed, that standards are adhered to, that organization's objectives are effectively achieved by using a systematic and disciplined approach, and to deal with related matters.

Educational Qualifications & Experience:

- Ideally a graduate in internal auditing from an accredited institution. At least 5 years' experience in Internal Auditing
- Certified Internal Auditor (CIA) will be an added advantage
- Minimum of 5 years performing financial and/or control audits

Skills:

- Strong verbal and written communication skills, strong analytical skills
- High attention to details, good interpersonal relations, organizational skills,

POSITION: ACCOUNTANT

Key Performance Area

- Must have experience in bookkeeping,
- Prepare balance sheets, perform reconciliation of accounts,

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- Extensive knowledge of Pastel to be able to update customer and supplier information.
- 5 years of accounting and finance experience

Skills:


- Effective communication and good organizational skills, pays attention to detail, strong time management skills

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Enquiries: Tel: +264 61 256698/9: Ms. Kondjinashe Hauyiku/Mr. Abisai Nghimwenavali

APPLICATION PROCEDURE:
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Email: hr@millenniumgroup.com

NB: Only short listed candidates will be contacted and no documents will be returned.



ERONGO REGIONAL COUNCIL

PROCUREMENT MANAGEMENT UNIT

INVITATION FOR OPEN NATIONAL BIDDING

ERONGO REGIONAL COUNCIL INVITES INTERESTED BIDDERS TO APPLY FOR THE FOLLOWING BIDS:

- 1. PROCUREMENT REF. NUMBER: NCS/ON/ERC - 01/2020/021**
DESCRIPTION: LEASING OF MULTIFUNCTIONAL PRINTERS TO OFFICES AND SCHOOLS FOR THE PERIOD OF THREE (3) YEARS.
- 2. PROCUREMENT REF. NUMBER: NCS/ON/ERC - 02/2020/021**
DESCRIPTION: PUMPING OF SEPTIC TANKS AND REFUSE REMOVAL OF SCHOOLS AND HOSTELS FOR THE PERIOD OF TWO (2) YEARS.
DIRECTORATE OF EDUCATION, ARTS AND CULTURE

BID DOCUMENTS: AVAILABLE AS FROM 19 MAY 2020 AT THE ERONGO REGIONAL COUNCIL, DIRECTORATE OF EDUCATION, ARTS AND CULTURE HEADS OFFICE IN SWAKOPMUND

CLOSING DATE: AT 10H00, Tuesday, 23 JUNE 2020

LEVY: N\$300.00 (NON-REFUNDABLE) NCS/ON/ERC - 01/2020/021
N\$100.00 (NON-REFUNDABLE) NCS/ON/ERC - 02/2020/021
PAYABLE FROM 09H00-12H00 AT ERONGO REGIONAL COUNCIL, DIRECTORATE OF EDUCATION, ARTS AND CULTURE'S CASHIER, FINANCE DEPARTMENT, ROOM 31

DELIVERY: SEALED ENVELOPES MUST BE DEPOSITED INTO THE BID BOX CLEARLY MARKED WITH THE SAME PROCUREMENT REFERENCE NUMBER AT RECEPTION OF ERONGO REGIONAL COUNCIL.

CONTACT NUMBERS:
Administrative queries:
MR. HANS (H05E8B) TEL: +264 84-4105000
MR. TURLUREZ HANU TEL: +264 84-4105000
Technical queries: MR. PETER HSAMBA
(LEASING OF MULTIFUNCTIONAL PRINTERS), Tel: 064-4105117
MR. GODFRED MUNAPEZE (PUMPING OF SEPTIC TANKS)
Cell: 0812576988

Africa Day: Proud Of Who We Are

• RINELDA MOUTON

AFRICA Day was celebrated yesterday, and although public events are still not permitted due to Covid-19, the occasion was widely honoured on social media.

Several artists took to social media sharing powerful messages on what it means to be African.

Leading songbird and prolific songwriter Erna Chimu said Africans must be thankful for this day, because it acknowledges the continent's many achievements and reflects on the myriad challenges still negatively impacting its development.

"In the past many Africans only knew about the existence of artists such as Salif Keita, but the growth of social media has made it easier for other artists to be identified, and this is wonderful. It however breaks my heart to see many Africans being fed with more Western music than African by television and radio," Chimu said.

She said Africa is a beautiful continent and many areas still have to be discovered.

"Let's be proud of our culture and who we are," she said.

Multiple award-winning musician Elemotho yesterday shared screen time with well-known African artists such as Salif Keita, Angélique Kidjo, Ismael Lo, Yousou N'Dour, Jimmy Cliff and Naomi Campbell on a show hosted by Worldwide Afro Network (WAN).

The show '#IAMWAN' was aimed at creating awareness and fostering solidarity in the face of the Covid-19 pandemic in order to promote initiatives from Africa and its diaspora.

"This is an amazing online event and I am honoured to be involved as a Namibian artist. This is an initiative by Africans, for Africans, and I am super proud to be part of



Photo: facebook/Elemotho Managment

Elemotho

it," Elemotho said.

He urged Africans to realise their value.

"I hope as Africans we grow to understand our worth, or else we will forever be slaves to other's perceptions and influence. This is the motherland of all popular musical styles. Imagine what we could do if we knew we came from a strong culture of music and art? The sad thing is everyone knows it but us."

Maria Immanuel, popularly known as 'ML', yesterday released a new live recording called 'Alulange' (Bring Me Back) on YouTube, dedicated to Africa Day. The session was recorded at

Nautilus Studio at Swakopmund.

"The song is about helping someone do what is right," she said.

ML chose to release the song on Africa Day, because "I am passionate about pan-Africanism", she said.

"A-list African artists are often not keen on working with other Africans. They are more willing to team up with artists from other countries such as America. I love seeing how upcoming artists in Africa are working together. If we work together, we will make our continent more beautiful and special. I hope every African enjoyed our special day," ML said.

From The Twittersphere



AND that's it. The fourth and final Namibian public holiday (Africa Day) for the month of May is now a thing of the past. Twoaps juice up, liquor down, and count their socks...

#YouKnowYoureAfricanWhen...
@bne_363: Your parents want grandchildren but don't want you to have sex.
@Danku23: You get beaten for fighting, for losing a fight, and for winning a fight...

@Niusiku_: The elders take the best meat first.

@timetintez_: You have a pair of black genes.

@m_kondowe: Music isn't music till the volume is high.

@SilvanusPaulus: The neighbour buys a new vehicle and you either say it's not the latest or say they should have painted their house first.

@Neo_Yogge: Visitors come to your home and juice comes out of nowhere...

@Melchisedek: Adults never fart or tell lies.

#JustSaying

@emphthquill: At the end of Taurus season means we have to hand over the rest of the year to all of these other procrastinators. It'll still be 2020 next year once we give it to the Virgos. Ait, Imma dip.

@DaneMkasi: Not having left the house in ages, I haven't given much thought to the contents of my sock drawer. I opened it this morning and smiled. Socks are nice.

#YouAreKnownAllWhen

@Green_Greeny: You eat a burger ka fork and knife. Yes, I'm judging you...
@NgwanakaSoshu: You speak English in a taxi.

@Kwantsiphony: You think you can sell a NS109 bottle of alcohol nge NS600. Josses, who are you?

@Gwenk_arison: You always remind the teacher about homework.

@ubusisive_22: You post something and say "Only Legends Will Understand"...



@KvrlSinatra: #YouKnowYoureAfricanWhen your parent tells you not to change the channel because they're still watching...

Overheard

@Dotgryphs: I want you but I don't need you. <<< RT @Shange_A: Dear alcohol...

@ZwoPrudence: So, SA government wants to open liquor stores before opening the church? We are doomed. <<< RT @azayneltz: Church gatherings globally have contributed to the spread of the virus, in some instances resulting in thousands of infections from a single service. We still pay tithes and offerings and can attend online. Liquor store workers are suffering from loss of income. It's a no brainer.

Passing Shots

@BravoLinosi: Proverbs 19 vs 4. Wealth makes many friends; poverty drives them all away.

@weybedine: Cape Town should change its name to Ratanga Junction because its about to be closed for most of the year.

— Compiled by Jean Sutherland from twitter.com; follow me at @JeanNamibian

'At Home' with Mel Mwevi

• JAMES JAMU

THE Goethe-Institut Namibia's latest 'At Home' series featured performer and artist Mel Mwevi, who led an ensemble featuring nostalgic melodies and hearty poetry.

The show was live-streamed on the Goethe-Institut Namibia's Facebook page and YouTube on Friday evening.

It featured instrumentalist Raymond Mup, also known as 'Sir Ray' on bass guitar, Mutsa Lairdman on keys, and Emmanuel Ndifon on drums.

The show kicked off with a song entitled 'Shedding', which begins with a cover intro from Beyoncé's popular 2000s hit 'Me Myself & I'.

Mwevi says the song was written to allow herself and her listeners to let go of the ups and downs of daily life.

She opened up about falling in love and stumbling on the journey of life.

The Covid-19 pandemic erased the luxury of being present at live performances in public spaces like the Goethe-Institut, which previously also housed exhibitions and film screenings.

The 'At Home' series has allowed mu-

sic lovers to connect with artists in an intimate setting despite the changes the world is currently experiencing.

The future of art and music is a pertinent subject many artists are pondering.

"I was nervous the entire day, because I am used to performing in front of people. I had to get used to not seeing a face. I learned a lot and had a fairly great experience. I had loved ones from all over the world watching my concert. My 98-year-old grandmother sat comfortably in her living room and adored it," she said.

"Virtual live concerts are the way forward. As artists we have to tap into the senses of our audience members and reach out to them. I asked people to drink tea with me and also send selfies of them watching the show so I could visualise them."



Photo: Contributed

Mel Mwevi

NOTICE OF ENVIRONMENTAL ASSESSMENT & PUBLIC PARTICIPATION PROCESS DEVELOPMENT OF THE DRIEFONTEIN SAFARI LODGE IN THE KUNENE REGION & THE OLUPALE LODGE IN THE OSHANA REGION

Environmental Compliance Consultancy CC (ECC) hereby gives notice to the public that an application for an environmental clearance certificate in terms of the Environmental Management Act, No. 7 of 2007 will be made as per the following:

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Environmental Assessment Practitioner (EAP): Environmental Compliance Consultancy

Project: Proposed development of the Driefontein Safari Lodge in the Kunene Region and the Olupale Lodge in the Oshana Region, Namibia.

Proposed Activity: The proposed projects include the development of 30 - 40 room luxury lodge, tented camp and camping on each site. Additional activities to be carried out on sites may include the construction of a water sewage system, water pipeline for water supply and a powerline.

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How you can participate: ECC is undertaking the required environmental assessment and public participation process in terms of the Act. I&APs and stakeholders are required to register for the project at: <https://eccenvironmental.com/projects/>

Environmental Compliance Consultancy
Registration Number: CC/2013/11404
Members: Mr JS Bezuidenhout or Mrs J Mooney
PO Box 91193, Klein Windhoek
Tel: +264 81 669 7608
E-mail: info@eccenvironmental.com
Website: <http://www.eccenvironmental.com>
Project ID: ECC-104-207-ADT-04-C





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Conservancy, Oshana Region, Namibia

Environmental Assessment Practitioner (EAP): Environmental Compliance Consultancy


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Environmental Compliance Consultancy

Proposed Activity: The proposed projects include the development of 30 - 40 room luxury lodge, tented camp and camping on each site. Additional activities to be carried out on sites may include the construction of a water sewage system, water pipeline for water supply and a powerline.

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
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Driefontein


OLUPALE

Environmental Compliance Consultancy
Registration Number: CC/2003/11404
Members: Mr JH Bezuidenhout or Mrs J Mooney
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Tel: +264 81 669 7608
E-mail: info@eccenvironmental.com
Website: <http://www.eccenvironmental.com>
Project ID: ECC-106-207-AOT-04-C

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SITE NOTICES



PUBLIC MEETING (AGENDA AND MINUTES OF MEETING)

+264 81 669 7608

info@eccenvironmental.com

www.eccenvironmental.com

**Project Title:** The Driefontein safari & Olupale Lodges**Scheduled date:** 18 -22 May 2020

Nuvella Managerial and Marketing Services is a developer of numerous prestigious hospitality entities in Namibia, among which count Epacha Game Lodge and Spa, Eagle Tented Lodge and Intu Afrika Kalahari Reserve including Zebra Kalahari Lodge, Suricate Tented Lodge and Camelthorn Lodge, Le Mirage Desert Lodge and Spa, Divava Okavango Lodge and Spa, Villa Verdi Guest House and Gochaganas Game lodge.

The company plans to develop the Driefontein Nature Lodge near Bergsig in the Torra Conservancy in the Kunene Region as well as the Olupale Lodge in the Ipumbu Ya Tshilongo Conservancy north of the Etosha National Park in the Omusati Region.

Environmental Compliance Consultancy (ECC) was appointed to assess the potential impacts of these two developments, as required by the Environmental Management Act, No. 7 of 2007 and its regulations. Potential impacts of the proposed developments are assessed and documented and will be submitted to the Directorate of Environmental Affairs (DEA) at the Ministry of Environment, Forestry and Tourism (MEFT) for review as part of the applications for environmental clearance certificate.

Public participation and consultation are key requirements in terms of Section 21 of the Environmental Management Act, No. 7 of 2007 and its regulations for a project that requires an environmental clearance certificate. Consultation is a compulsory and critical component in the impact assessment process, aimed at achieving transparent decision-making, provide many benefits and is a key step to inform stakeholders.

Public meetings with stakeholders of the proposed developments at Driefontein and Olupale are planned during the week 18 – 22 May 2020. The proposed agenda for these meetings are:

1. Welcome and introductions
2. Meeting formalities and purpose of the meeting
3. Presentation of information:
 - a. Background and overview of the development
 - b. Processes and progress
4. General discussions, comments and questions
5. The way forward
6. Closure

ENVIRONMENTAL COMPLIANCE CONSULTANCY CC
PO BOX 91193 WINDHOEK, NAMIBIA
MEMBERS: J L MOONEY & JS BEZUIDENHOUT
REGISTRATION NUMBER: CC/2013/11404



Meeting minutes

Meeting subject: Public participation meeting for the Driefontein Safari Lodge in Torra Conservancy
ECC Reference: ECC-104-207-MOM-10-A

Date: Tuesday, 19.05.2020
Venue: De Riet and Driefontein

Time: 10:00AM

1. Introductions and Attendance:

Name:	Company:	Present	Absent
1. Lovisa Amwele (LA)	ECC	x	
2. Pierre Smit (PS)	ECC	x	
3. Christopher Van de Vijver (CVV)	NUVELLA	x	
4. Robert Coetzee (RC)	Traditional Authority (TA)	x	
5. Tomi Adams (TA)	Resident	x	
6. Chief J Mangani (JM)	TA	x	
7. Regi Roman (RR)	TORRA	x	
8. Community members (CM)	IYC	x	

2. Opening

- Welcoming, emphasise and explain the importance of tourism in Namibia.
- Welcoming from the Torra conservancy, De Riet and Driefontein community members.
- Brief introduction of Nuvella company and their footprint in the Namibian tourism industry.

3. Processes

- The contract was approved 2 years ago with the Traditional Authority / Torra Conservancy and is according to MET guidelines.
- Agreement is valid for 25 years
- Development in close vicinity of a fountain – is that allowed? What does legislation stipulate?
- The lodge will be located <2km from the closest homestead. Is that allowed?
- What does the zonation of the conservancy stipulate? Does the proposed location of the lodge fit into the right land use zone?
- Involvement of MET and SRT
- Possibility of a hydroponics project was mentioned
- Movement of wild animals – how will it be managed? Will there be compensation when domesticated animals are killed and properties are damaged?
- Will domestic animals of the direct neighbours be allowed to graze in the Springbok River, close to the lodge?
- Benefits to community: Investment of 30 – 40 million; community to receive 1 million per year

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[1]

19 May 2020

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Environmental Compliance Consultancy CC
06 2950111



- Needs for transport and a clinic

3. The way forward

- All concerns must be documented and must reach the conservancy office within one week after the meeting.
- All communication needs to be directed through the conservancy management committee.

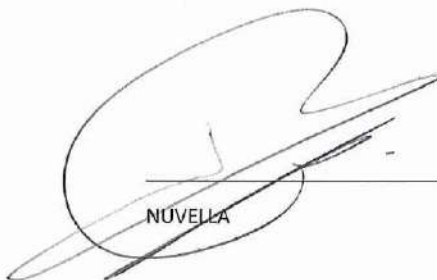
4. Conclusion

- PS & RC thanked all attendees for their time.
- Meeting closed at 2:50pm

Minutes approved on behalf of:



ECC



NUVELLA

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[2]

19 May 2020

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Meeting Attendance Register

Date: 19 May 2020

Meeting Subject: Driefontein Safari Lodge public meeting

Venue: De Riet

	NAME	ORGANIZATION	EMAIL ADDRESS	CONTACT NUMBER	SIGNATURE
1	Gerhardus	Resident	Deriet	0816832418	ABasson
2	Anna	"	Deriet	0818354206	ABasson
3	Drieka	"	Deriet	0816832418	
4	Willem Basson	"	"	0816832418	W Basson
5	Josef Basson	"	"	0816832418	J Basson
6	Ernstey Simon	"	"	0818945654	E Simon
7	Wesley Steenkamp	"	"	0816772347	W Steenkamp
8	Romanus M. M. M.	"	De Riet	0818042669	R M. M.
9	Toni Adams	Resident	" "	0817579847	T Adams
10	ROBERTA COETZEE	T/A ADVISOR	" "	0812276915	R Coetzee
11	David Laker	"	"	0812544033	D Laker

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Meeting Attendance Register

Date: 19 May 2020

Meeting Subject: Driefontein Safari Lodge public meeting

Venue: Driefontein

	NAME	ORGANIZATION	EMAIL ADDRESS	CONTACT NUMBER	SIGNATURE
1	Lovisa	ECC	lovisa@eccenvironmental.com	081435168	
2	Pierre	ECC	pierre@eccenvironmental.com		
3	CHRISTOPHE VAN DER VURK	Nuvella	CHRISTOPHE@NUVELLA.CO.ZA	0811242269	
4	harry Flory	Driefontein			
5	Jeffrey Flory	Driefontein		0813715320	
6	Niklaus Steenlang	3 Fontein			
7	STANISLAUS FLORY	3 Fontein		0812398602	
8	Alfons Duseb	3 Fontein		08179546067-697052	
9	Alfons Duseb	3 Fontein		0812039315	
10	Regi Roman	terraconservancy	regiroman@gmail.com	0816964813	
11	Dani Adams	terraconservancy	daniadams@terraconservancy.co.za	0117955737	
12	Daniel Braks	T/A		0812544053	
13	Gerharda Cloke	T/A	Gerard	0817524059	
14	Robert Coetzee	T/A		0812276915	

LEASE LAND AND AUTHORITY AGREEMENTS

Joint Venture Agreement



**JOINT VENTURE
AGREEMENT**

For
TORRA LODGES

Made and entered into by and between:

THE TORRA CONSERVANCY

Herein represented by Mr. Toni ADAMS
in his capacity as Chairman
(Herein after referred to as "the Conservancy")



EISEE M.I

AND

MALDIVE ISLAND INVESTMENTS (PTY) LTD

Herein represented by Mr. Christophe Van de Vijver
in his capacity as Director
(Herein referred to as the "the Operator")

(Joint herein referred to as "the Parties")




EISEE M.I

Joint Venture Agreement

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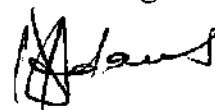
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Joint Venture Agreement

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ANNEXURES:

Annexure A:	Terms and Conditions
Annexure B:	Conservancy Management Plan (including Zonation Schedule)
Annexure C:	Certificate of Leasehold
Annexure D:	Environmental Clearance Certificate
Annexure E:	Environmental Management Plan
Annexure F:	Empowerment Plan
Annexure G:	Annual Benefit Summary Report



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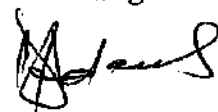
Joint Venture Agreement

Whereas

- a) The Conservancy has the objective of conserving the natural and cultural heritage of the Conservancy Area for the benefit and enjoyment of its residents and visitors.
- b) The Conservancy wishes to generate income and community benefits from tourism developments and activities within the Conservancy.
- c) The Conservancy has selected the Operator as its preferred partner to implement a joint venture tourism partnership and has allocated the Operator a right to establish 3 Lodge Sites, access to the Conservancy Area and traversing rights (exclusive and non-exclusive) in the Conservancy Area.
- d) The Operator has expertise in the development and operation of tourism infrastructure, tourism services and activities for visitors and in the marketing of tourism products.
- e) The Operator will develop and operate the Lodges on the Lodge Sites in the Conservancy Area as agreed upon with the Conservancy.
- f) The Operator will submit a proposal to the Conservancy (Annexure B) for operating the Lodges and utilizing the tourism traversing rights.
- g) The Parties wish to implement this Agreement to achieve the commercial objectives of the Operator whilst simultaneously achieving the conservation, tourism and community related objectives of the Conservancy referred to in (a) and (b) above.

NOW THEREFORE THE PARTIES HERETO AGREE AS FOLLOWS:

1 DEFINITIONS AND INTERPRETATION



Joint Venture Agreement

1.1 In this Agreement the following words and expressions shall have the meanings hereby assigned to them when said terms are used with a capitalised first letter.

- "Agreement" shall mean this joint venture Agreement and any Annexure hereto.
- "Conservancy" shall mean the Torra Conservancy acting through its duly appointed Committee.
- "Conservancy Area" shall mean the geographic area registered as the Torra Conservancy.
- "Day" shall mean any calendar day including a week-end day and a public holiday.
- "Effective Date" shall be the date specified in Annexure A and determines when the rights and obligations of this Agreement become binding on the Parties.
- "Exclusive Area" shall mean the area within the Conservancy where the right to develop and operate tourism facilities is restricted to the Operator.
- "Financial Year" shall mean the annual accounting period used by the Operator to provide information on the financial achievement and position of the Lodge and associated activities.
- "Lodge Assets" shall mean the Lodge, any existing and new fixed assets on the Lodge Site including but not limited to the Lodge structures and staff accommodation. For the avoidance of doubt, the following classes of assets shall be considered to be fixed or immovable: fences; buildings and all their associated fixtures and fittings whether embedded in the ground or not; all other accommodation, storage or service structures whether with or without foundations (including, but not limited to, tents and timber shelters) and all their associated fixtures and fittings whether embedded in the ground or not; all transport infrastructure including airstrips, roads, bridges; and all infrastructure associated with the provision of power, water and sanitation (including, but not limited to, solar installations, power lines, dams, boreholes, wildlife waterholes, windmills, storage tanks, water-pumps and sewerage systems);
- "Lodges" shall mean the lodges constructed on the Lodge Sites within the Conservancy Area.
- "Lodge Sites" shall mean the areas on which the Lodges are built as covered by the Right of Leasehold.

Joint Venture Agreement

- "Minimum Fee" shall mean the minimum annual amount payable for the rights to operate a tourism business by the Operator to the Conservancy.
- "Net Turnover" shall mean all monies, generated by the Lodge and Lodge activities that is received or receivable by the Operator, excluding;
- commission of bona fide travel agents and tour operators
 - levy to the Namibia Tourism Board.
 - other government levies.
 - damages claimed
 - interest earned
 - insurance proceeds
 - capital gains realized on disposal of moveable assets, and
 - Value Added Tax received by the Operator.
- For any given year this Net Turnover must be consistent with that presented in the Operator accounts for tax purpose for the appropriate Financial Year as certified by the Operators auditor.
- "Parties" shall mean the Conservancy or nominee and the Operator or nominee.
- "Operating Fee" shall mean the amount payable for the rights to operate a tourism business by the Operator to the Conservancy.
- "Operator" shall mean the counterparty to the Conservancy hereunder.
- "Right of Leasehold" shall mean the lease rights over the Lodge Sites which shall be acquired in terms of the Communal Land Reform Act.
- "Traversing Area" shall mean all remaining areas within the Conservancy Area that is available for traversing purposes by the Operator, but to be shared with other tourist operators and tourists, as recorded in the Conservancy Management Plan and the Zonation Schedule.
- "Zonation Schedule" shall mean a zoning plan agreed by the Parties which shall include at least the delineation of the Lodge Site and Exclusive Area.
- 1.2 Words in this Agreement that references to a particular gender shall include the other gender.
- 1.3 Words in this Agreement that reference to the singular shall include the plural and vice versa.
- 1.4 Words in this Agreement that reference to natural persons shall include the legal persons and vice versa.

Joint Venture Agreement

- 1.5 Headings and sub-headings in this Agreement are for ease of reference only and shall not be used in the interpretation of this Agreement.

2 FRAME WORK

2.1 Right to Utilisation

- 2.1.1 Subject to the terms of this Agreement, the Conservancy makes available to the Operator for conducting agreed upon tourism activities as per the Terms and Conditions of this Agreement (Annexure A).

2.2 Effective Date and Agreement Period

- 2.2.1 The Effective Date shall be the date specified in Annexure A.
- 2.2.2 The Agreement Period shall be for the term as contained in Annexure A subject to termination in accordance with this Agreement.

2.3 Right of Leasehold

- 2.3.1 The Right of Leasehold shall be acquired as contained in Annexure A.

- 2.3.2 Should the Right of Leasehold be in the Operators name then the following should apply:

2.3.2.1 The Operator cannot sell or transfer this Right of Leasehold unless it has prior written permission from the Conservancy. This permission shall not be unreasonably withheld nor delayed.

2.3.2.2 The Operator cannot use the Right of Leasehold as collateral for other creditors or businesses unless it has prior written permission from the Conservancy which shall not be unreasonably withheld nor delayed.

2.3.2.3 If this Agreement expires or is terminated for any reason before the Right of Leasehold expires, the Operator will be required to transfer the Right of Leasehold into the name of the Conservancy.

- 2.3.3 Whichever party holds the Rights of Leasehold will be responsible for the payment of lease fees as determined by the appropriate Land Board, failing which by the relevant Ministry.

Joint Venture Agreement

2.4 Operator's Capital Contribution

2.4.1 The Operator shall be responsible for all capital required for the development and operation of the Lodge and associated activities outlined in Annexure A or as otherwise agreed upon by the Parties.

2.5 Operating Fee Payment

2.5.1 The Operating Fee shall be paid by the Operator as contained in the Annexure A.

2.5.2 If an audit of the Operator's account for a given year revises the Operating Fee the difference will be paid by the Operator to the Conservancy or deducted by the Operator from future payments to the Conservancy within 60 [sixty] Days of such audit and receipt of official notification.

2.5.3 If a Party is obligated to pay taxes, levies or other fees ("New Taxes") to a relevant state authority, which the Party was not obligated to pay at the Effective Date, and the payments of the New Taxes have the effect of rendering the commercial objectives of either Party as unviable, the parties shall meet forthwith to consider the situation and seek in good faith to renegotiate and amend Section 2.5 and Clause 6 in Annexure A to give relief to the Party obligated to pay the New Taxes.

3 THE CONSERVANCY'S OBLIGATIONS

3.1 Conservancy Support

3.1.1 The Conservancy shall do everything within its powers to support any application brought by the Operator for the granting of all licenses or other authorities as may be required by the Operator to use the Lodge Sites. Notwithstanding this provision, the Operator shall be responsible for obtaining all such licenses or authorities at its sole risk and cost.

3.1.2 The Conservancy shall do everything within its powers to support all other such things and steps as may be open to them and necessary for putting into effect the terms and conditions of this Agreement.

3.2 Conservancy Management

3.2.1 The Conservancy will take responsibility for the management of the Conservancy Area in a manner that will support the operations of the Operator as contemplated in this Agreement.

3.2.2 It shall be responsible for the ongoing management of wildlife and other natural resources in the Conservancy Area, and in particular shall:

Joint Venture Agreement

- 3.2.2.1 Integrate any rules of use developed by the Joint Management Committee into the Conservancy's Management Plan.
- 3.2.2.2 Prohibit any form of hunting at the Lodge Sites or within the Exclusive Area and No-hunting Areas, except in the event that an animal is sick, injured or wounded, or declared a problem animal, in which case the Operator must be informed by the Conservancy prior to the hunt taking place.
- 3.2.2.3 Inform the Operator of all hunting activities that are taking place in the Conservancy.
- 3.2.2.4 Undertake problem animal control within the Conservancy Area with due consideration for the tourism activities of the Operator.
- 3.2.2.5 Develop and implement a management strategy for excluding new settlements, cattle and other domestic animals and reducing the impact of tree cutting, burning and ploughing or any other agreed activities which could have a negative impact on the success of the Lodge within the Exclusive Area.
- 3.2.2.6 Implement within its authority the Conservancy Management Plan.
- 3.2.3 The Conservancy shall undertake to do everything within its authority to provide unimpeded and free access to the Lodge Site within the Conservancy Area.
- 3.2.4 The Conservancy shall submit to the Operator a copy of the Conservancy's annual report within 6 [six] months of the end of the Conservancy year end, which shall include; a summary of benefit distribution and a report of the natural resource management activities undertaken during the year under report.

3.3 Tourism Control

- 3.3.1 The Conservancy undertakes to:
 - 3.3.1.1 Assume responsibility for controlling tourism activities within the Conservancy Area as enabling legislation become available.
 - 3.3.1.2 Reject other operators and private individuals from building and operating tourism facilities within the Exclusive Area.
 - 3.3.1.3 Refer to relevant tourism plan, policies and guidelines when planning new tourism developments in the Conservancy Area.

Joint Venture Agreement

- 3.3.1.4 Discuss with the Operator any proposal for future tourism related developments in the Conservancy Area. This should ensure that such development will not undermine the existing partnership between the Conservancy and Operator.

4 THE OPERATOR'S OBLIGATIONS

4.1 Operator's Support

- 4.2 The Operator shall do everything within its powers to support all other such things and steps as may be open to them and necessary for putting into effect the terms and conditions of this Agreement.

4.3 Auditing and Reporting

- 4.3.1 The Operator shall within 6 [six] months of the end of the Operator's financial year provide the Conservancy with a copy of the certified financial statements.
- 4.3.2 The Conservancy shall have the rights to a monthly report summarized into an annual report in prescribed formats, including the use of the Joint Venture Financial Dashboard that reflects the number of guests and any other information that may be necessary for the Conservancy to determine and verify the Operators Fee for a particular month or year under review.

4.4 Environmental Management Plan

- 4.4.1 The Operator undertakes to:
 - 4.4.1.1 Obtain an Environmental Clearance Certificate and develop an Environmental Management Plan (EMP) in respect of the construction and management of the Lodges and Lodge Sites. The application for an Environmental Clearance Certificate and the drafting of the EMP should be prepared by an independent environmental consultant in accordance with the Environmental Management Act.
 - 4.4.1.2 Take responsibility for the disposal of any waste associated with, or resulting from, the construction and operation of Lodge.
 - 4.4.1.3 Adhere to the Zonation Schedule and relevant sections of the Conservancy Management Plan, copies of which are annexed to this Agreement (Annexure C).
 - 4.4.1.4 Develop and adhere to a written Environmental Management Plan covering the operation of the Lodges and management of the Lodge Sites that conforms to established best practice.

Joint Venture Agreement

4.4.1.5 The Operator shall provide a copy of the Environmental Management Plan to the Conservancy.

4.4.1.6 The Operator shall submit written reports on the implementation of the plan to the Conservancy at regular intervals, but no less than once per annum.

4.5 Local Empowerment

4.5.1 The Operator's 5 [five] year empowerment plan shall become part of this Agreement on the Effective Date. This plan shall include the Operator's undertaking in terms of local employment, training, procurement and any other forms of assistance. the Operator intends, offering targets and time frames for the undertaking described.

4.5.2 The Empowerment Plan shall reflect a clear commitment by the Operator to optimize employment, skills development and other benefits to members of the Conservancy. The Operator shall provide a copy of the Empowerment Plan to the Conservancy.

4.5.3 Wherever possible the Operator shall employ members of the Conservancy at the Lodges and, where specific skills required at the Lodges are not immediately available among members of the Conservancy, shall include in its empowerment plan a skills development plan designed to build such skills amongst members of the Conservancy.

4.5.4 The Operator shall submit written reports regarding the implementation of its empowerment plan at least once per annum. These reports provide information on the number of local and outside staff employed at the Lodges. This report shall outline the skills developments and training activities conducted for the benefit of Conservancy members, and any other benefits or activities relating to the empowerment of the Conservancy and its members that have been undertaken.

4.5.5 The Operator shall provide adequate accommodation facilities and meals or food for those employees whose responsibilities require them to overnight at the Lodges.

4.5.6 The Operator shall furnish the Conservancy with a copy of the employment policies for the Lodges.

4.5.7 All human resource management decisions made will be made by the Operator only, with due regard to the provisions of the Labour Act 11 of 2007 or any other labour legislation in force at the time.

4.5.8 The Operator will look for opportunities for 'preferential procurement' of goods and services from local business. Where possible, the Operator will support local entrepreneurial activities, including those that support the Lodges' operations.

Joint Venture Agreement

4.6 Maintenance

- 4.6.1 All maintenance and repair of the Lodge Assets shall be the responsibility of the Operator. The Operator shall be required to keep the facilities in proper working order, and maintain all structures in line with generally accepted industry standards and recognized level of maintenance.
- 4.6.2 In the event that pursuant to 4.6.1 major renovations are deemed necessary the Operator may request the Conservancy prior to any renovations for a full or partial suspension of fee payments for a reasonable duration of the renovation. The written request should not be withheld unreasonable by the Conservancy. Any disagreement as the viability of the written request shall be resolved in terms of the dispute resolution procedure outlined under Section 8.
- 4.6.3 Maintenance of access roads to and from the Lodge shall be the responsibility of the Operator.

4.7 Insurance and Liabilities

- 4.7.1 The Operator shall be obliged at its own cost to take out and keep in force for the duration of this Agreement insurance policies as customarily carried by a tourism Operator. This shall include amongst others cover for the Lodge Assets and third-party liability.
- 4.7.2 The Operator when called upon to do so shall furnish the Conservancy with a copy of the insurance policy for the Lodge Assets.
- 4.7.3 The Operator shall not have any claims of any nature against the Conservancy for any loss damage or injury which the Operator its guests or invites or employees may suffer in the Conservancy Area.
- 4.7.4 The Conservancy or any of its members shall not have any claims of any nature against the Operator for any loss or damage which the Conservancy or any of its members relatives or guests may suffer in the Conservancy Area arising out of negligent or accidental action by the management, a staff member or guest of the Operator beyond the Operator's control.

4.8 Material Change in Partnership

- 4.8.1 The Operator shall notify the Conservancy as soon as practically possible before any significant change to its business or ownership of the Operator or claim against the Operator or its business which is reasonably likely to have a material effect on the partnership between Operator and Conservancy.

5 JOINT MANAGEMENT COMMITTEE

Joint Venture Agreement

- 5.1 The Conservancy and the Operator agree to establish a Joint Management Committee and arrange for its first meeting within 60 [sixty] Days of signing of this Agreement.
- 5.2 The Parties shall agree on the composition of the Joint Management Committee including the number of representatives to be designated by each Party, the number of representatives from each Party required to form a quorum, and whether the Joint Management Committee should include representatives of other parties operating tourism facilities or conducting hunting activities within the boundaries of the Conservancy.
- 5.3 The Joint Management Committee shall not intervene with day to day management activities at the Lodge Sites, except at the request of the Operator.
- 5.4 The purpose of the Joint Management Committee shall be to:
- 5.4.1 Take responsibility for overseeing the implementation of this Agreement and ensuring the commitments of both Parties are met.
 - 5.4.2 Negotiate any issues not covered by this Agreement or any amendments to this Agreement, on the understanding that both Parties reserve the right to take such matters back to their members or shareholders for decision.
 - 5.4.3 Nominate and / or recommend candidates for employment and to facilitate the resolution of any disputes that might arise between the Parties in relation to the employment of persons in terms of this Agreement, provided that the ultimate decisions regarding such matters are with the Operator and in line with the Labour Act 11 of 2007.
 - 5.4.4 Resolve issues of concern to the Parties, such as the movement of tour operators within the Exclusive Area, and address the conduct of members of the Conservancy when it is in conflict with the tourism activities of the Operator, or the conduct of the Operator's clients and employees when it is in conflict with the Conservancy or community development related objectives of the Conservancy.
 - 5.4.5 Discuss questions and issues relating to the quarterly and annual financial reports of the Lodge. Each of the Parties may nominate a person to represent its interest and to liaise with the other if any matter requires in-depth discussion.
 - 5.4.6 Consider and decide upon the use of other areas within the Conservancy boundaries for tourism activities by the Operator.
 - 5.4.7 Air grievances and propose solutions with respect to conflict or disputes arising from this Agreement.
 - 5.4.8 Develop rules and regulations for use of the Traversing Areas by the Operator subject to the provisions of this Agreement.

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Joint Venture Agreement

5.4.9 Furnish one another with any information and / or documents deemed necessary for decision making and the smooth implementation of this Agreement.

5.4.10 As far as meetings are concerned:

5.4.10.1 The Joint Management Committee shall meet as often as it deems necessary but not less than once every year.

5.4.10.2 All meetings shall be minuted and minutes shall be kept on file.

5.4.10.3 If deemed necessary by the Parties hereto meetings of the Joint Management Committee may be facilitated by a mutually acceptable, neutral facilitator.

6 EXPIRY OF THE AGREEMENT

6.1 Should the Operator not renew this Agreement for a further period, this Agreement will then expiry in accordance to the following conditions.

6.1.1 The Operator shall at all reasonable times during the last 6 [six] months of the Agreement, allow prospective partners of the Conservancy to enter and review all parts, including the interior of the Lodge.

6.1.2 At the end of the Agreement, including any renewals hereto, or at such earlier time as may be provided herein, the Operator shall vacate the Lodges, the Lodge Sites and Exclusive Area and leave such areas, and Lodge Assets thereon, clean and in good working condition, or as otherwise agreed to in writing by the Parties.

6.1.3 As stipulated within the Communal Land Reform Act of 2002, the Operator shall not be entitled to an automatic compensation in respect of any improvements effected by him or her from the State or any other authority if the Right of Leasehold is terminated for reasons other than breach of the contract.

6.1.4 Should the Operator at the end of the Agreement intend disposing of non-fixed assets used by the Lodge, the Conservancy shall have the first option to buy these items from the Operator at a market-related price, as negotiated and agreed to by the Parties. If the Conservancy has not purchased the non- fixed assets from the Operator within 90 [ninety] days of receiving the offer from the Operator, the Operator shall be entitled to sell the non- fixed assets to another purchaser at a price not less than the offer to the Conservancy unless the Conservancy has in writing waived its rights of first option to purchase.

7 TERMINATION OF THE AGREEMENT

Joint Venture Agreement

7.1 Termination by the Conservancy

- 7.1.1 The Conservancy shall have the right to terminate this Agreement if;
- 7.1.1.1 the Operator defaults in any payments due under this Agreement, after being notified by the Conservancy of such default and not correcting the default within 7 [seven] days of receiving the notice, or
 - 7.1.1.2 the Operator commits a material breach of its terms in this Agreement in any other way.
- 7.1.2 The right to terminate is without prejudice to any alternative or additional right of action or remedy available to the Conservancy in the circumstances, to cancel this Agreement with immediate effect.
- 7.1.3 The Operator shall furthermore be deemed to be in breach of this Agreement in the event that it commits an act of insolvency, being voluntarily or otherwise liquidated, being placed under judicial management, or a civil judgment being obtained against it and such judgment remains unsatisfied by the Operator for longer than 30 [thirty] Days. In such an event the Conservancy will be entitled to cancel the Agreement without any notification to the Operator.
- 7.1.4 Upon termination pursuant to Section 7.1.1 and 7.1.3 the Conservancy shall be entitled to repossess, take transfer and cession of the Right of Leasehold and recover from the Operator damages for default or breach including all reasonable foreseeable economic losses suffered by the Conservancy and other costs and expenses incurred as a result of the termination.
- 7.1.5 Section 7.1.1 and 7.1.3 shall not be construed as excluding the ordinary lawful consequences of a breach of this Agreement by the Operator and in particular any right of cancellation of Agreement on the ground of material breach going to the root of this Agreement.
- 7.1.6 In the event of the Conservancy having cancelled this Agreement justifiably but the Operator remaining in occupation of the land, with or without disputing the cancellation and continuing to tender payments of operating fee and any other amounts which would have been payable to the Conservancy but for the cancellation, the Conservancy may accept such payments without prejudice to and without affecting the cancellation, in all respects as if they had been payments on accounts of the damages suffered by the Conservancy by reason of the unlawful holding over on the part of the Operator.
- 7.1.7 On termination due to material breach by the Operator, the Conservancy shall be entitled to be compensated for the value of "loss of business" from either the Operator or by an approved third party purchaser. The value of "loss of business" shall to be determined by an independent valuation.

Joint Venture Agreement

7.2 Termination by the Operator

7.2.1 The Operator shall have the right to terminate this Agreement if;

7.2.1.1 the Conservancy commits a material breach in respect of the performance of any of its obligations under this Agreement excluding breaches relating to its general obligations listed under Section 3, and

7.2.1.2 the Conservancy fails to remedy such default within 30 [thirty] Days or any other agreed period after receiving a written demand that it be remedied.

7.2.2 The right to terminate is without prejudice to any alternative or additional right of action or remedy available to the Operator in the circumstances, to cancel this Agreement with immediate effect.

7.2.3 Upon termination pursuant to Section 7.2.1 the Operator shall be entitled to recover from the Conservancy damages for default or breach including all reasonable costs and expenses incurred as a result of the termination. An independent valuation shall determine the value of damages.

7.3 Effect of Termination

7.3.1 Upon termination or expiry of this Agreement for whatever reason and without prejudice to any rights of the Parties hereto:

7.3.1.1 All rights as the Operator may have been granted by the Conservancy under this Agreement shall cease to have effect.

7.3.1.2 The Operator shall forthwith relinquish all interest in any immovable property within the Conservancy in favour of the Conservancy.

7.3.1.3 The Operator shall within a period of 60 [sixty] Days remove all of its movable assets and reinstate the Lodge Site to the acceptable standards.

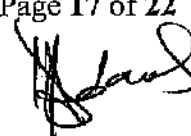
7.4 The provision of Section 7.3 shall be suspended pending the final outcome of any arbitration or legal proceedings between the Parties concerning the validity of the termination of this Agreement.

8 DISPUTE RESOLUTIONS

8.1 Subject to Section 7 any dispute between the Parties arising out of or in connection with this Agreement, shall first be considered in a meeting of the Joint Management Committee.

Joint Venture Agreement

- 8.2 Should the Parties acting through their representatives on the Joint Management Committee be unable to resolve the dispute, it shall then be submitted to and decided by arbitration on the following terms and conditions:
- 8.2.1 The Arbitrator shall be a mutually appointed by the Parties, failing which the President of the Namibia Law Society shall make such an appointment. Preference should be given to an admitted practicing Legal Practitioner, practicing as such for at least 10 years.
- 8.2.2 The terms of reference of the arbitration will be determined by the Arbitrator.
- 8.2.3 The decision of the Arbitrator will be final and binding on the Parties.
- 8.3 The costs of such arbitration shall be paid as determined by the Arbitrator in his sole discretion. The Arbitrator may direct that the Parties share the costs of arbitration or that either party bear all the arbitration costs, or that the Parties pay unequal parts of the arbitration costs as the Arbitrator deems fit in the circumstances.
- 8.4 This arbitration Section shall not preclude a Party from seeking urgent relief in a court of appropriate jurisdiction, where grounds for urgency exist.
- 8.5 The provisions of this Section;
- 8.5.1 constitute an irrevocable consent by the Parties to any proceedings in terms hereof and no Party shall be entitled to withdraw there from or claim at any such proceedings that it is not bound by such provisions,
- 8.5.2 are severable from the rest of this agreement and shall remain in effect despite the termination of or invalidity for any reason of this agreement, and
- 8.5.3 shall not be applicable if any one of the Parties refuses to subject itself to the dispute resolution procedure as set out in this Section 9 (the refusing Party) in which event the other Party may proceed to institute legal action in any Court of competent jurisdiction.
- 8.6 Any notice, demand or other communication properly addressed by an Party to another Party at the latter domicile in terms hereof for the time being and sent by prepaid registered post shall be deemed to be received by the latter on the 14th Day following the date of posting thereof.
- 8.7 Any Party may change its nominated address to another address in the Republic of Namibia by prior written notice to the other Party.
- 9 **DAMAGE TO OR DESTRUCTION OF LODGE ASSETS**




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Joint Venture Agreement

- 9.1 Should the Lodge Assets be damaged to an extent which diminishes the Operator's enjoyment thereof but which falls short of the event contemplated in 9.2 then the following provision shall apply;
- 9.1.1 this Agreement shall not be cancelled,
- 9.1.2 the Operator shall continue to be liable for the fee, and
- 9.1.3 the Operator shall at its own cost reinstate the Lodge Assets as quickly as is reasonably possible in the circumstances and shall apply the proceeds of any insurance policy relating to the Lodge Assets for such purpose.
- 9.2 If as a consequences of vis major or casus fortuitous, the Lodge Assets be damaged or destroyed to an extent that even with the proceeds of insurance policy, the Lodge Assets are commercially unviable and incapable of beneficial use then the Operator shall be entitled to terminate this Agreement by written notice to the Conservancy.
- 9.3 Should the Parties not agree on whether the Lodge Assets have been damaged or destroyed to an extent which renders them commercially unviable or incapable of beneficial use the matter shall be referred to the Joint Management Committee for resolution and failing which to the dispute resolution procedure in terms of Section 8 of this Agreement.
- 9.4 The right of termination pursuant in Section 9.1 must be exercised within 30 [thirty] Days of the date on which the event giving rise to the right occurs or determination by the Joint Management Committee or Arbitrator as the case may be failing which such right shall lapse. If the Operator exercises its rights to terminate this Agreement under Section 9.1 then this Agreement shall terminate with effect from the date of the event in question.
- 9.5 If the Operator does not exercise its rights to terminate in terms of Section 9.1 then the following provisions shall apply:
- 9.5.1 The Operator shall reinstate at its own cost the Lodge Assets and the Exclusive Area as quickly as is reasonably possible in the circumstances, and shall apply the proceeds of any insurance policy relating to the improvements for such purpose;
- 9.5.2 The Operator shall not be liable for payments until the damage has been restored, but will continue to be liable for the Operating Fee under this Agreement once the improvements have been restored;
- 9.5.3 The Agreement period shall be extended by the period during which the Operator was deprived of the use of the improvement and during which period the Operating Fee was not payable.
- 9.6 The Parties shall not have any claims against each other as a result of such cancellation or loss of occupation of the Lodge Assets unless the damage or destruction was caused by an act or omission for which a Party is responsible in terms of this agreement or in law.

Joint Venture Agreement

10 FORCE MAJEURE

10.1 "Force Majeure" defined

"Force Majeure" shall mean an event resulting in consequences of a material nature beyond the control of either Party, whose occurrence could not have been reasonably foreseen at the date of the execution of this Agreement which specifically but not exclusively includes:

10.1.1 war, civil war or terrorism, or floods, storm, earthquake, landslip, volcanic activity or other forces of nature; and

10.1.2 which directly causes either Party to be unable to comply with all or a material part of its obligations hereunder.

10.2 Notice of Force Majeure

Each Party shall promptly notify the other of the occurrence of a perceived event of Force Majeure and when such event has ceased. Any disagreement as to whether an event of Force Majeure has occurred shall be resolved in terms of the dispute resolution procedure in Section 9.

10.3 Consequences of Force Majeure

10.3.1 If the Parties agree or it is determined under Section 10.2 that an event of Force Majeure has occurred the Conservancy and the Operator shall promptly consult to agree a mutually satisfactory resolution to the changed circumstances resulting from the event of Force Majeure.

10.3.2 If an event of Force Majeure (or its consequences) shall continue for 60 (sixty) or more consecutive Days and the Parties have not reached a mutually satisfactory resolution to the changed circumstances and the effect of the Force Majeure continues, this Agreement may, upon 20 (twenty) Days prior notice, be terminated by either the Conservancy or by the Operator.

11 WHOLE AGREEMENT

11.1 This is the entire Agreement between the Parties.

11.2 Neither Party relies in entering into this Agreement on any warranties, representatives, disclosures or expressions of opinion which have not been incorporated into this Agreement as warranties or undertakings.

11.3 No variation or consensual cancellation of this Agreement shall be of any force or effect unless reduced to writing and signed by both Parties.

Joint Venture Agreement

12 NO WAIVER.

Neither Party shall be regarded as having waived, or precluded in any way from exercising, any right under or raising from this Agreement by reason for such Party having at any time granted any extension of time for, or having shown any indulgence to the other Party with reference to any payment or performance hereunder, or having failed to enforce, or delayed in the enforcement of, any right or action against the other Party.

13 WARRANTY

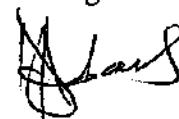
- 13.1 The person signing this Agreement on behalf of the Parties expressly warrants their authority to do so.

14 DOMICILIARY AND NOTICES

- 14.1 Each Party has chosen (see Annexure A) as its address for all purposes under this Agreement ("chosen address"), whether for serving any court process or documents, giving any notice, or making any other communications of whatsoever nature and for any other purpose arising from this Agreement ("notice").
- 14.2 Any notice required or permitted under this Agreement shall be valid and effective only if in writing.
- 14.3 Any Party may by notice to the other Party change its chosen address to another physical address in the Republic of Namibia and such change shall take effect on the seventh day after the date of receipt by the Party who last receives the notice.
- 14.4 Any notice to a Party contained in a correctly addressed envelope and:
- 14.4.1 sent by prepaid registered post to it at its chosen address; or
- 14.4.2 delivered by hand to a responsible person during ordinary business hours at its chosen address,
- 14.4.3 shall be deemed to have been received on the fourteenth business day after posting (unless the contrary is proved).

15 SALE, CESSION, SUBLETTING AND ENCUMBERMENT

- 15.1 Subject to Section 2.3.2 the Operator shall not be entitled except with the prior written consent of the Conservancy which cannot be unreasonably withheld nor delayed:
- 15.1.1 To change substantially its ownership structure in relation to the operation of the Lodge which would result in a change in entity or person holding majority ownership of the Operation.




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Joint Venture Agreement

15.1.2 To cede all or any of its rights under this Agreement.

15.1.3 To sublet or give up possession of the Lodge Assets, Lodge, Lodge Site or Exclusive Area, in whole or part, any third party or

15.1.4 To encumber the Lodge and or Lodge Site or any portion thereof or any right arising out of this Agreement in any manner whatsoever or use same as security for any of the obligations of the Operator unless otherwise agreed to in writing by the Parties.

15.2 In the event that the Operator decides to sell the Lodge and Lodge activities then subject to Annexure A conditions the Operator shall pay a proportion of the sale proceeds to the Conservancy.

16 PROSPECTIVE TENANTS / PURCHASERS

16.1 Should the Parties not agree to extend the Agreement for a further period, the Operator shall at all reasonable times during the last 6 [six] months of the Agreement period, allow prospective tenants or purchasers of the Lodge Assets, to enter and view the interior of the Lodge Assets.

17 ORDER OF PRECEDENCE

17.1 Where discrepancies exist between this Agreement and its Annexure the Agreement shall take precedence.

18 REPLACEMENT OF EARLIER AGREEMENTS

18.1 At the date of signing this Agreement replaces all earlier agreements between the Parties and between the Operator and any other third parties in relation to the Lodge.

19 SUCCESSORS IN TITLE

19.1 This Agreement shall be binding on the Operator's creditors, liquidators, successors in title, heirs, legates, executors, administration and beneficiaries.

19.2 This Agreement shall be binding on the Conservancies successors in title and heirs.

20 SUSPENSIVE CONDITIONS

20.1 Should any one of the suspensive conditions contained in Annexure A not be fulfilled within 6 [six] months from the Effective Date of this Agreement, then the Agreement will become null and void.

Joint Venture Agreement

21 CONFIDENTIALITY

- 21.1 Each of the Parties shall at all times use its best endeavours to keep confidential any information which it has acquired or may acquire in relations to this Agreement, except with consent of the other Party.

22 GOVERNING LAW

- 22.1 This Agreement shall be governed by the laws of the Republic of Namibia.

23 GOOD FAITH

- 23.1 The parties to this agreement acknowledge that at all times they will act in the spirit of cooperation, fairness and good faith to enable the underlying principles and objectives in this document to be successfully achieved.

The undersigned representatives being duly authorised thereto by their respective institutions have signed this Agreement.

SIGNED AT Windhoek ON THE DAY OF 13th July 2018.

Name: TOM J. ADAMS

AS WITNESSES

Position: CHAIRPERSON

Name: Daniel Adams

[Signature]
For and on behalf of the Conservancy

[Signature]

SIGNED AT Windhoek ON THE DAY OF 13th July 2018.

Name: CHRISTOPHE VAN DE VEEC

AS WITNESSES

Position: DIRECTOR

Maria
Name: Catherine Eises

[Signature]
For and on behalf of the Operator

[Signature]



TORRA CONSERVANCY

P.O. Box 462, Bergsig, Khorixas, Kunene, Namibia

Tel/Fax: +264 (0)67-697063 • Cell: +264 (0) 813 345 308

E-mail:torraconservancy@gmail.com

9th November 2018

Nuvella Managerial and Management Services (PTY) LTD

P O Box 90538

Windhoek

Att: Chistophe Van De Vijver

Lease agreement

We hereby confirm that the Leasehold at Driefontein in Damaraland Communal area of 34.2 ha is leased to Torra Conservancy from 8th January 2014 until 8th January 2024 by the Kunene Communal Land Board, Certificate Number: KUNCLB-LE100062. We hereby fully confirm that the abovementioned area is subleased to Nuvella Managerial and Management (PTY) LTD until the end of our operational agreement.

We trust on our ongoing partnership.

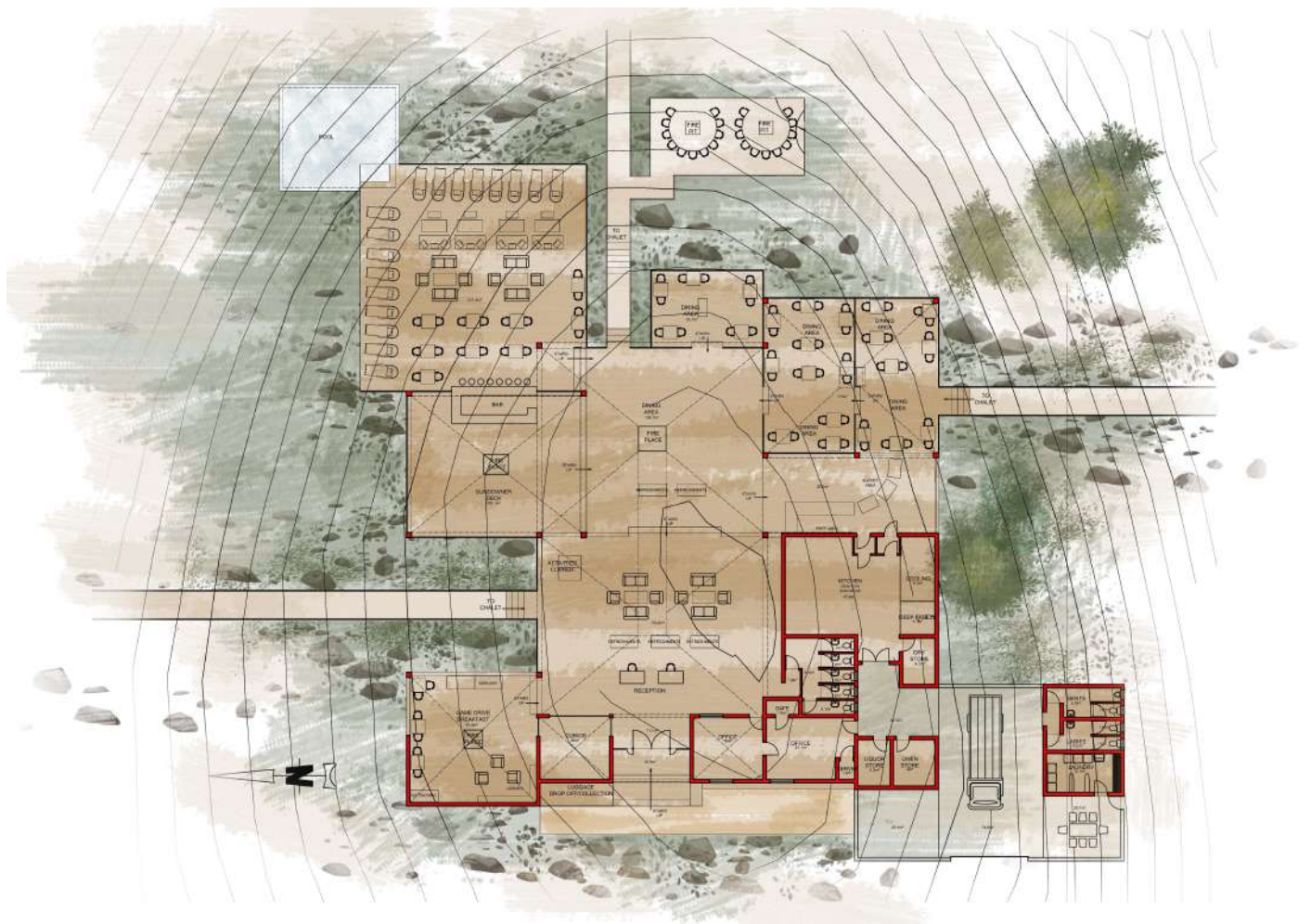
Yours in Conservation

Thomas Adams

Chairman



APPENDIX D - PROPOSED PROJECT DESIGNS







APPENDIX E - ECC CVS

APPENDIX F - ASSESSMENT FORM

The full application is available on their website

Eco Awards Namibia

Tel: +264 (0)61 306450
Fax: +264 (0)61 306290
Email: admin@ecoawards-namibia.org
Web site: www.ecoawards-namibia.org



Assessment Form:

Establishment details:

Name: _____ No of beds: _____
NTB Registration category: _____ Telephone: _____
And number: _____
Physical address: _____ Fax: _____
Postal address: _____ email: _____

Contact person:

Name: _____ Telephone: _____
Position: _____ Fax: _____
Cell-phone: _____ email: _____

	CRITERIA SUBSECTION	TOTAL SCORE POSSIBLE	TOTAL SCORE APPLICABLE	OWN SCORE	ASSESSORS SCORE	AWARDED SCORE
1.	Management	23	23			
2.	Conservation	17	17			
3.	Energy	16	16			
4.	Water	20	20			
5.	Waste, pollution, sewer	24	24			
6.	Building & landscaping	18	18			
7.	Staff & Health	36	36			
8.	Guiding	6	6			
9.	Social responsibility	13	13			
10.	Legal/NTB Compliance	16	16			
	SUBTOTAL	189	189			
	PERCENTAGE	100%	100%			
<i>To calculate the percentage: divide total own score by total APPLICABLE score (i.e. exclude items not applicable to your establishment specifically and exclude bonus points), multiply the answer by 100.</i>						
11.	Bonus points	10%	10%			
	TOTAL FINAL SCORE	110%	110%			
	TOTAL FINAL SCORE					

Number of Flowers applied for: (Circle applicable category):

40% or more = One Flower	55% or more = Two Flowers	70% or more = Three Flowers	80% or more = Four Flowers	90% or more = Five Flowers
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Date: _____
Name of Assessor: _____
Signature: _____
Date of MC approval: _____
Signature of MC Chair: _____