

Submitted to: Waldeck (Pty) Ltd

Attention: Mr Constantin Fugger

REPORT:

BACKGROUND INFORMATION DOCUMENT FOR THE PROPOSED DEVELOPMENT AND CONSTRUCTION OF A TOURISM AND HUNTING LODGE ON FARM WALDECK NO. 28, KHOMAS REGION, NAMIBIA

PROJECT NUMBER: ECC-121-455-BID-04-A

REPORT VERSION: FINAL

DATE: 20 JUNE 2023

Prepared by:



TITLE AND APPROVAL PAGE

Project Name:	Background information document for the proposed Development and Construction of a Tourism and Hunting Lodge on Farm Waldeck No. 28, Khomas Region, Namibia
Client Company Name:	Waldeck (Pty) Ltd
Client Name:	Mr Constantin Fugger
Ministry Reference:	NA
Authors:	Stephan Bezuidenhout, Michael Cloete and Emanuele Augello
Status of Report:	Final
Project Number:	ECC-121-455-BID-04-A
Date of issue:	20 June 2023
Review Period	NA

ENVIRONMENTAL COMPLIANCE CONSULTANCY CONTACT DETAILS:

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



Environmental Compliance Consultancy
PO Box 91193, Klein Windhoek, Namibia
Tel: +264 81 669 7608
Email: info@eccenvironmental.com

DISCLAIMER

The report has been prepared by Environmental Compliance Consultancy Pty Ltd (ECC) (Reg. No. 2022/0593) on behalf of the Proponent. Authored by ECC employees with no material interest in the report's outcome, ECC maintains independence from the Proponent and has no financial interest in the Project apart from fair remuneration for professional fees. Payment of fees is not contingent on the report's results or any government decision. ECC members or employees are not, and do not intend to be, employed by the Proponent, nor do they hold any shareholding in the Project. Personal views expressed by the writer may not reflect ECC or its client's views. The environmental report's information is based on the best available data and professional judgment at the time of writing. However, please note that environmental conditions can change rapidly, and the accuracy, completeness, or currency of the information cannot be guaranteed.

Please note at ECC we care about lessening our footprint on the environment; therefore, we encourage that all documents are printed double sided.

TABLE OF CONTENTS

1	Background Information Document	4
1.1	Purpose of this document	4
1.2	Description of the proposed project.....	4
1.3	Location.....	4
1.4	What is proposed.....	6
1.5	Need for the project.....	6
1.6	Construction and operational phases	6
1.7	Potential Impacts of the Project	6
1.7.1	Socio-Economic	6
1.7.2	Environmental	7
2	Consideration of Alternatives.....	8
3	The Environmental and Social Impact Assessment Process	9
3.1	Screening	10
3.2	Scoping.....	11
3.3	Baseline studies	11
3.4	Terms of reference	11
3.5	Stakeholder engagement	12
3.6	Scoping report.....	12
3.7	Impact Assessment.....	12
3.1	Environmental Management Plan.....	12
4	The Way Forward – Public Participation	13

LIST OF TABLES

Table 1 – Listed activities triggered by the proposed project.....	10
--	----

LIST OF FIGURES

Figure 1 –Locality Map of the Proposed Project	5
Figure 2: Flowchart of the environmental and social assessment process.....	9

1 BACKGROUND INFORMATION DOCUMENT

1.1 PURPOSE OF THIS DOCUMENT

Environmental Compliance Consultancy (ECC) has been contracted by Waldeck (Pty) Ltd to undertake an environmental scoping assessment. The proposed project involves the development and construction of a tourism and hunting lodge on farm Waldeck No. 28, located about 50 km south east of Windhoek, along the D1463, In the Khomas Region, Namibia.

The purpose of this Background Information Document (BID) 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 scoping assessment process.

Through registering for the project, all I&APs will be kept informed throughout the ESIA process, and a platform for participation will be provided to submit comments/ recommendations pertaining to the project.

This BID includes the following information:

- The proposed expansion of the plant and increased production activities and location;
- The necessity of the project, potential benefits or adverse impacts anticipated;
- The alternatives to the project that will be considered and assessed;
- How the ESIA process works;
- The public participation process and how to become involved; and
- Next steps and the way forward.

1.2 DESCRIPTION OF THE PROPOSED PROJECT

Environmental Compliance Consultancy (ECC) has been engaged by the proponent to undertake an ESIA and develop 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 Ministry of Environment, Forestry and Tourism (MEFT) for the project, which is the relevant authority to make a Record of Decision (RoD) with regard to the proposed project.

1.3 LOCATION

Farm Waldeck No. 28 is located to the southeast of Windhoek next to the C23 road. It can be accessed from Windhoek by driving south along the B1 road and turning onto the D1463 road in an eastern direction. The farm is situated north of the road approximately 9 km from the junction. The location is shown in Figure 1.

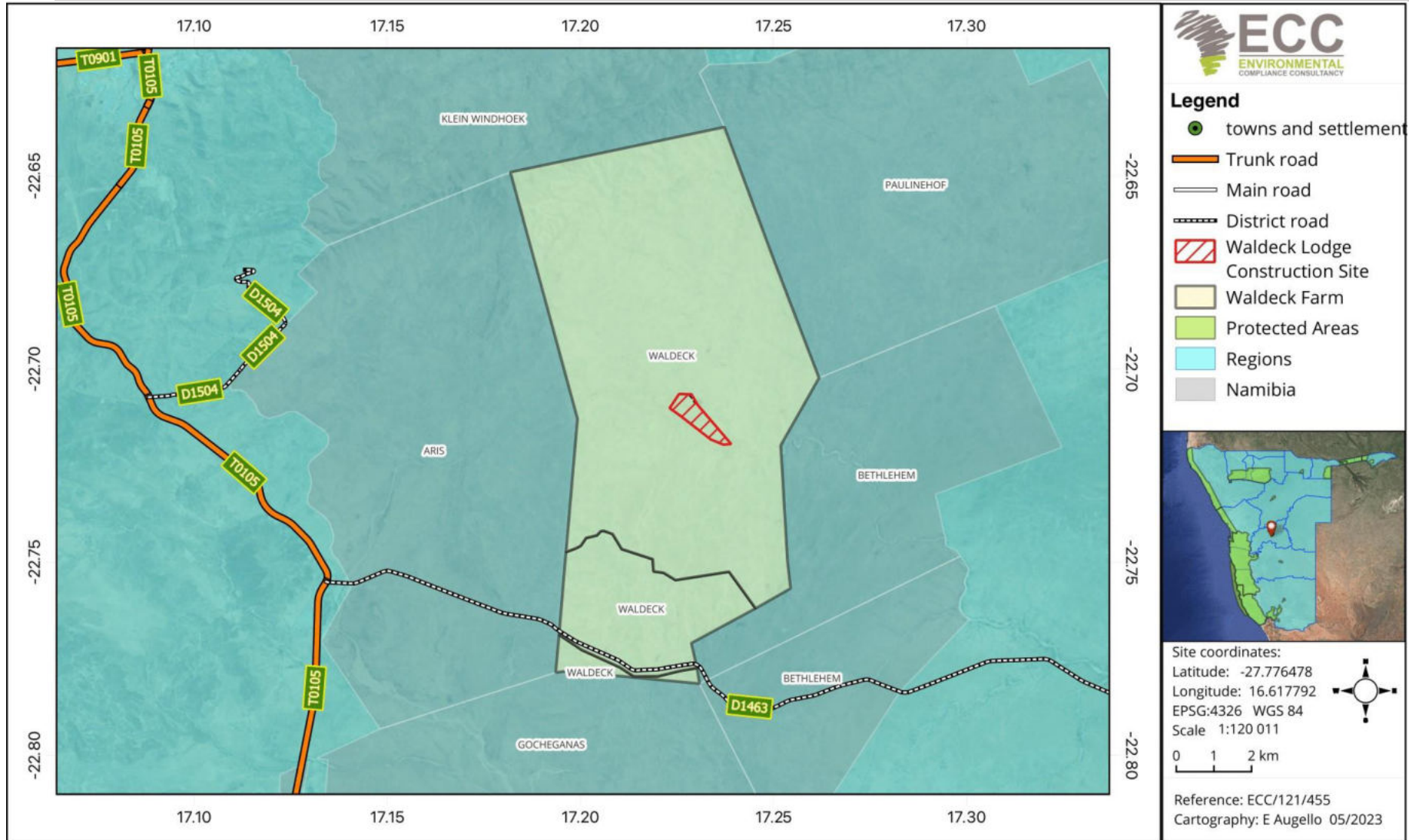


Figure 1 -Locality Map of the Proposed Project

1.4 WHAT IS PROPOSED

Waldeck (Pty) Ltd proposes to develop a tourism and hunting lodge approximately 36 km south of Windhoek on Farm Waldeck No. 28 in the Khomas Region, Namibia. The development involves the construction of 6 accommodation units, a main common core area, two solar plants, an activities area, a butchery, cold storage and an existing game fence around the farm. All work will fall within the boundaries of farm Waldeck No. 28.

1.5 NEED FOR THE PROJECT

Namibia is a tourism destination for people around the world due to various unique and popular features, attractions and sites across the country. The tourism and hunting industries are both big contributors to the Gross Domestic Product (GDP) of Namibia and play an important part with regard to socio-economics and conservation within the country. During the COVID-19 pandemic, these two sectors suffered greatly due to border closures around the globe. Since early 2021 more and more countries gradually started to reopen their borders for international travel which helped to reduce a bit of pressure on these sectors in Namibia. Up to 2023 tourism and hunting sectors, despite a constant growth, are not yet at full capacity.

New tourism and hunting projects will be beneficial in the sense that it attracts tourists and hunters to the country and will also result in the creation of employment opportunities since this project will create approximately 100 jobs during the construction phase of the project and approximately 12 jobs during the operational phase.

1.6 CONSTRUCTION AND OPERATIONAL PHASES

The following are envisioned during the proposed project:

- 6 accommodation units with a core area consisting of the following: restaurant, wellness centre (with gym, sauna and therapy room), pool, boma area, lounge, bar, dining area, cellar, media room, public bathrooms, staff bathrooms, offices, laundry and storerooms;
- Two solar plants with battery room (for a total peak demand of 200kWh); and
- A game fence around the farm;

1.7 POTENTIAL IMPACTS OF THE PROJECT

1.7.1 SOCIO-ECONOMIC

The potential social impacts are anticipated to be of low significance and those that may transpire shall be confined within the farm boundaries and neighbouring farms, these potential impacts may include the following:

-
- Potential to unearth, damage or destroy undiscovered heritage remains;
 - Health and Safety on the farm with regards to firearms being used;
 - Noise generation by hunting rifles;
 - Minor disruption to the residents of neighbouring farms, including some potential increase in noise levels as a result of the use of aircraft (Helicopter and small planes) on the property;
 - Jobs will be created as a result of the project; and
 - There will be anticipated economic benefits on a regional and national scale.

1.7.2 ENVIRONMENTAL

Some of the potential environmental impacts are anticipated to be of minor significance, and those that may occur shall be contained within the farm boundaries. These potential minor impacts may include the following:

- Minor risk of spillage of hydrocarbons from diesel tank may, that may potentially lead to localised ground contamination; this aspect will be controlled at all times.
- Potentially localised lowering of groundwater levels; and
- Potential erosion within cleared areas;

There may also be impacts of a more significant nature that may require further investigation during the ESIA process. The impacts proposed at this stage include, but are not limited to:

- Vegetation clearing with regards to all proposed construction on the farm;
- Groundwater usage for the lodge area, hunting activities and greenhouses, with the potential lowering of groundwater levels over a wider area;
- Potential mismanagement of game numbers and genetic make-up of game on the property;
- Lead poisoning (i.e. scavengers/predators could be impacted by lead used in ammunition);
- Impacts to biodiversity with regards to aircrafts landing and vehicles driving in the field; and
- Tourism and hunting activities may have impacts on birds during breeding/nesting periods.

2 CONSIDERATION OF ALTERNATIVES

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

The proponent is the owner of farm Waldeck No. 28, renovations to existing structures and the lodge construction have already started. Thus, no locality alternatives have been considered for the proposed project.

During the ESIA assessment, alternatives will take the form of consideration of optimisation and using eco-friendly solutions to reduce potential impacts e.g., lead-free ammunition, renewable energy, water recycling etc.

3 THE ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT PROCESS

This ESIA, conducted by ECC, is undertaken in terms of the Environmental Management Act, 2007 and its regulations. The process followed in this ESIA is set out in the flowchart in Figure 2.

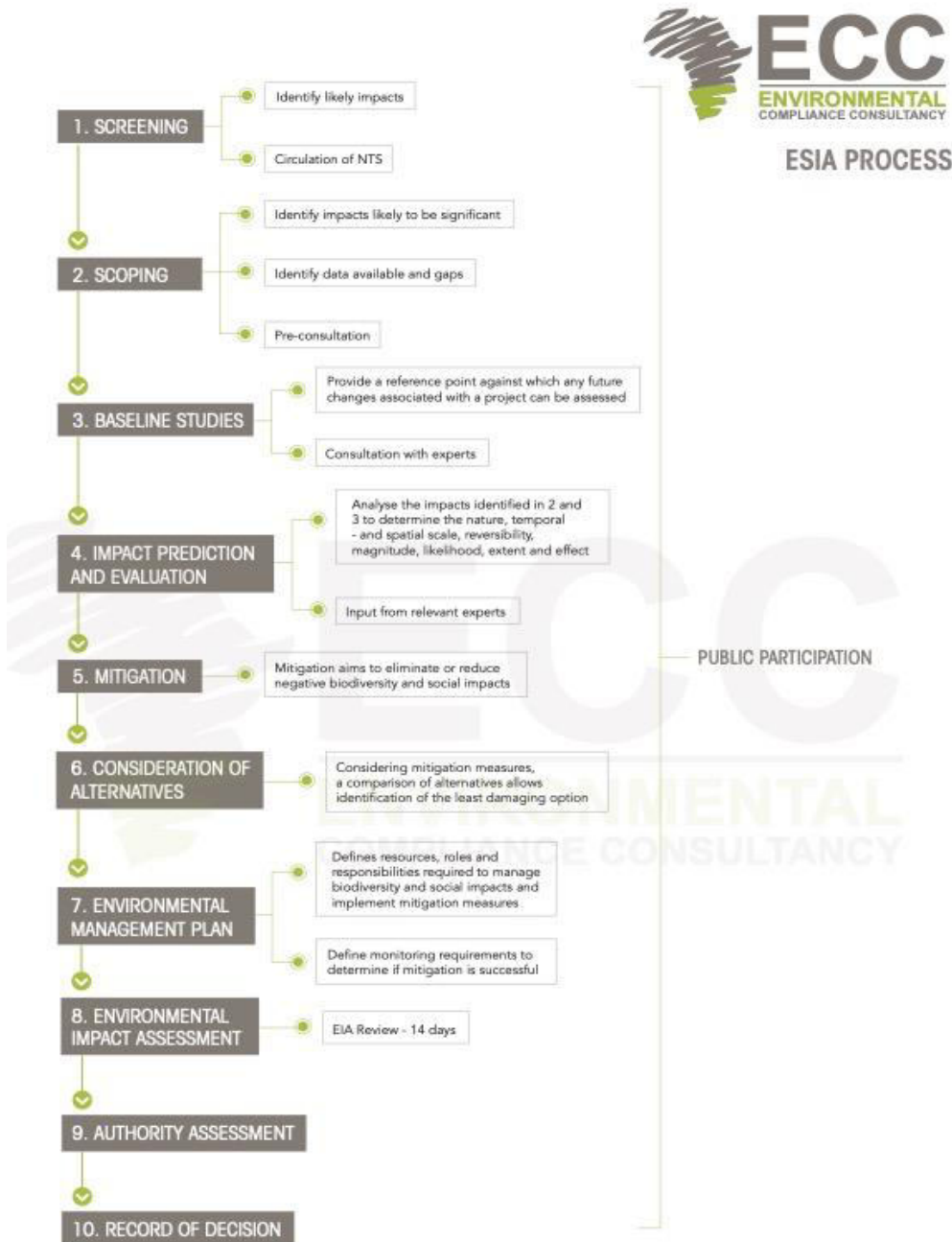


Figure 2: Flowchart of the environmental and social assessment process

3.1 SCREENING

A review of the planned project was undertaken and the screening findings against the listed activities were conducted; the findings of which are summarised in Table 1.

Table 1 – Listed activities triggered by the proposed project

LISTED ACTIVITY	EIA SCREENING FINDING
<p>ENERGY GENERATION, TRANSMISSION AND STORAGE ACTIVITIES</p> <p>(1.a) The construction of facilities for the generation of electricity;</p> <p>(1.b) The construction of facilities for the transmission and supply of electricity;</p>	<ul style="list-style-type: none"> • A Solar plant and battery room will be constructed for the Lodge site and will cater for a demand of 200kWh.
<p>WASTE MANAGEMENT, TREATMENT, HANDLING AND DISPOSAL ACTIVITIES</p> <p>(2.1) The construction of facilities for waste sites, treatment of waste and disposal of waste.</p> <p>(2.3) The import, processing, use and recycling, temporary storage, transit or export of waste.</p>	<ul style="list-style-type: none"> • Septic tanks are installed on site, where effluent from septic tank will be treated further in grey water treatment. • Waste generated on-site, including construction waste will be removed from the site and disposed of at the Kupferberg landfill site.
<p>FORESTRY ACTIVITIES</p> <p>(4.) The clearance of forest areas, deforestation, afforestation, 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.</p>	<ul style="list-style-type: none"> • Construction of the lodge has already commenced. Thus, vegetation has been cleared for these areas. However, protected tree species and trees larger than 18 cm in diameter will not be part of the clearing. • Vegetation will be cleared for the construction of the lodge infrastructure, solar plants and activities areas.
<p>LAND USE AND DEVELOPMENT ACTIVITIES</p> <p>5.3) Construction of veterinary protected area or game proof and international boundary fences.</p>	<ul style="list-style-type: none"> • An existing game fence along the boundary of farm Waldeck.
<p>TOURISM DEVELOPMENT ACTIVITIES</p> <p>(6.) The construction of resorts, lodges,</p>	<ul style="list-style-type: none"> • The construction of 6 lodge units, and a wellness centre, with a core area, will consist of both hard

hotels or other tourism and hospitality facilities.	<p>construction and canvas structures.</p> <ul style="list-style-type: none"> • Construction of staff village for 12 staff.
<p>WATER RESOURCE DEVELOPMENT (8.1) The abstraction of ground or surface water for industrial or commercial purposes.</p> <p>(8.5) Construction of dams, reservoirs, levees and weirs.</p> <p>(8.6) Construction of industrial and domestic wastewater treatment plants and related pipeline systems.</p>	<ul style="list-style-type: none"> • Water will be sourced from existing boreholes and pumped to reservoir of roughly 60m³. • The waste treatment system will be constructed to treat water to an acceptable (useable) greywater.
<p>OTHER ACTIVITIES (11.2) Construction of cemeteries, camping, leisure and recreation sites.</p>	<ul style="list-style-type: none"> • The project intends to centre around the construction of a lodge and will include leisure and recreation activities.

3.2 SCOPING

Due to the nature of the proposed project, and the implementation of industry best practice mitigation measures during the development, construction and operational phases, the effects on the environment and society are expected to be low to moderate and will be limited within the farm boundaries, with an exception to the potential impacts from groundwater levels.

3.3 BASELINE STUDIES

For the proposed project, baseline information was obtained through a desk-based study by 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, and should it be required specialist studies will be initiated.

3.4 TERMS OF REFERENCE

Based on the stakeholder engagement through the defined public consultation process including any written correspondence and the baseline studies, the ToR for the impact assessment will be finalised and confirmed with the Environmental Commissioner.

3.5 STAKEHOLDER ENGAGEMENT

The public and key stakeholders receive invitations to register as I&APs. After the presentation of the proposed project and ESIA process through the defined public consultation process, a period of time for input will be granted for the Environmental Assessment Practitioner (EAP) to receive any additional concerns or comments from registered I&AP's. All feedback from the initial public consultation process will be incorporated into the scoping report.

3.6 SCOPING REPORT

The scoping report will be drafted and made available to the registered I&APs for comment before being submitted to the competent authority and MEFT. The scoping report will contain a description of the project and the bio physical and socio-economic environments, the specialist baseline studies, stakeholder engagement report and the terms of reference for the ESIA.

3.7 IMPACT ASSESSMENT

Impacts will be assessed using the ECC ESIA methodology. The ESIA 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 ESIA and EMP (GRN, 2008) including international and national best practice with over 25 years of combined ESIA experience.

3.1 ENVIRONMENTAL MANAGEMENT PLAN

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

4 THE WAY FORWARD – PUBLIC PARTICIPATION

Public participation is an important part of the scoping process. It allows you, the public and stakeholders to raise concerns or provide valuable local environmental knowledge that can benefit the assessment process as well as aid the planning process for the scoping phase of the defined assessment process. At this phase ECC will perform the following:

- Prepare and submit the application for the environmental clearance certificate in a prescribed manner
- Identify relevant key stakeholders, authorities, municipalities, environmental groups and interested or affected members of the public, hereafter referred to as I&APs
- Carry out a public consultation process in accordance with Regulation 21 of the EMA 2007 including:
 - Distribute the BID for the Proposed Project (this document)
 - Advertise the environmental application and call for registration of I&AP's in two national newspapers
 - Open a I&AP register and record all comments of I&APs and present such comments, as well as responses provided by ECC, in the comments and responses report, which will be included in the scoping report that shall submitted with the application
- Prepare a scoping report and provide the same to registered I&APs for comment
- Submit the scoping report and the I&AP comments to the competent authority and Environmental Commissioner for a record of the decision

The request for registration as an I&AP as well as any comments on the BID or Project must be submitted in writing and can be emailed using the details in the contact us section below. Registration as an I&AP for the project can be completed online on the ECCs website on the projects page, or by using this link: <https://eccenvironmental.com/download/the-proposed-development-and-construction-of-a-tourism-and-hunting-lodge-on-farm-waldeck-no-28-khomas-region-namibia/>

Registration as an I&AP should be submitted on or before 10 July 2023.

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 our social pipes online to be kept up to date.