

BACKGROUND INFORMATION DOCUMENT

**ENVIRONMENTAL IMPACT SCOPING ASSESSMENT AND
ENVIRONMENTAL MANAGEMENT PLAN FOR TOURISM AND
RELATED ACTIVITIES OF MOKUTI ETOSHA LODGE, OSHIKOTO
REGION**



February 2022

1 INTRODUCTION

O&L Leisure (Pty) Ltd (the Proponent) requested Geo Pollution Technologies (Pty) Ltd to conduct an environmental assessment (EA) and to prepare an environmental scoping report and an environmental management plan (EMP) for the continued operations of their **existing** Mokuti Etosha Lodge in the Oshikoto Region. The lodge is situated on the farm Kleinbegin (FMB 941), next to the C38 Main Road, just east of the Von Lindequist Gate of the Etosha National Park. The scoping report and EMP will be used to apply for an environmental clearance certificate (ECC) from the Ministry of Environment, Forestry and Tourism.

The lodge can accommodate 244 guests and provides various hospitality services including a restaurant, swimming pool, gym, spa, tennis facilities, reptile park, guided tours to Etosha National Park, and event and conference facilities. A landing strip is also present for guest arriving by plane.

As a holistic approach to the assessment, the entire operations of the lodge will be included, however, focus will be placed on those activities which may result in significant environmental impact. The environmental assessment will be conducted according to the regulations of the Environmental Management Act (EMA) of 2007.

2 PURPOSE OF THE BID

With this background information document (BID), GPT aims to provide information to, and interact with, authorities and interested and affected parties (IAPs) regarding the project and the environmental assessment process. IAPs are therefore invited to register with GPT to:

- ◆ Be officially included in the list of registered IAPs for the project.
- ◆ Request additional information and clarifications.
- ◆ Provide information relevant to the proposed project which should be taken into account in the assessment of impacts.
- ◆ Share any comments, issues or concerns related to the project.
- ◆ Review and comment on the scoping report, EMP and any other related submissions made to the Directorate of Environmental Affairs (DEA) for purposes of applying for an ECC.

3 PROJECT DESCRIPTION

For purposes of the environmental assessment, the project is divided into four phases: planning, construction and maintenance, operations, and decommissioning.

3.1 PLANNING PHASE

Planning is an ongoing process and includes planning for construction (repairs and maintenance), operations, and decommissioning of any facility. As part of the planning phase, it is the responsibility of the Proponent to ensure they are, and remain, compliant with all legal requirements that governs their activities. All required management measures must be in place prior to and during all phases, to ensure potential environmental impacts and risks are minimised. Typical planning activities include:

- ◆ Obtain permits and approvals from local and national authorities. Examples include water abstraction permit, effluent discharge permit, petroleum products licence, etc.)
- ◆ Ensure continued compliance to land use rights.
- ◆ Appoint a health, safety and environmental coordinator to implement the EMP and prepare and update various emergency response plans, waste management plans, etc.
- ◆ Provide for a fund to cater for environmental incidents such as pollution clean-up and ecological restoration if ever required.
- ◆ Ensure all appointed contractors and employees enters into an agreement which includes the EMP.
- ◆ Establish and / or maintain a reporting system to report on aspects of construction and maintenance, operations and decommissioning as outlined in the EMP and as required by the DEA.

3.2 CONSTRUCTION AND MAINTENANCE

The facility has existing infrastructure that have been in operation for many years. Minor construction activities are required from time to time to upgrade or expand existing infrastructure. Maintenance is an ongoing process which mostly involve minor repairs, cleaning and painting of infrastructure, but may also require the periodic replacement or removal of obsolete infrastructure. Such construction and maintenance activities are included in the environmental assessment. Where, in future, significant infrastructure changes are planned, and specifically on items listed in the EMA, an update of the environmental assessment and / or EMP may be required.

3.3 OPERATIONAL PHASE

Operational activities of Mokuti Etosha Lodge are typical of similar establishments in the hospitality industry. It involves, among others, tasks such as booking of guests, ordering food, beverages and cleaning materials, guest reception, preparation of food, guided excursions, cleaning and laundry services, garden and grounds maintenance, and various office related activities. Operational activities are performed by a staff complement that includes skilled, semi-skilled and unskilled labour. A total of 116 staff can be accommodated at the lodge. The majority of the employees are required to have some training or experience in the hospitality industry. Day to day operations rely on support infrastructure including water supply from boreholes and electricity supply from NamPower via Cenored, which is augmented by their own photovoltaic installation.

3.4 DECOMMISSIONING PHASE

Decommissioning of the entire facility is not foreseen during the validity of the ECC. Decommissioning will however be assessed, since activities like the removal of old infrastructure during maintenance activities or upgrades, form part of decommissioning. Where decommissioning occur, rehabilitation of the area may be required. Decommissioning will entail partial or complete removal of all infrastructure, including buildings and underground infrastructure. After decommissioning, any pollution present on the site must be removed or remediated.

3.5 PRELIMINARY IDENTIFIED IMPACTS

During the environmental assessment, and specifically the preparation of the EMP, all components of the environment will be considered. However, only those components which are, or may be, significantly impacted, or are deemed to be sensitive, will be assessed in detail. These include the following:

- ◆ Human component (employee and visitor health and safety).
- ◆ Infrastructure (aesthetics, fire, integrity, etc.).
- ◆ Nuisances (noise, aesthetics, waste, traffic).
- ◆ Groundwater, surface water and soil (hydrocarbon spills, effluent generation and disposal, waste, pollutants).
- ◆ Ecosystem and biodiversity (human wildlife conflict, poaching, pollution).
- ◆ Social and cultural aspects (demographic processes, social ills, community services, etc.).
- ◆ Economic characteristics (revenue generation, employment, training, skills, revenue).

4 PUBLIC CONSULTATION

Public consultation is an important part of an environmental assessment. Therefore, GPT invites all IAPs to provide in writing, any issues and suggestions regarding the project. This correspondence must include:

- ◆ Name and surname.
- ◆ Organization represented or private interest.
- ◆ Position in the organization.
- ◆ Contact details.
- ◆ Any direct business, financial, personal or other interest which you may have in the approval or refusal of the application.

All contributions by IAPs become public knowledge and will be circulated along with the reports as per the EMA requirements. The comments, inputs and suggestions will also be submitted to the DEA along with how any issues have been addressed in the EIA. The public participation process will remain ongoing during the environmental assessment. However, all comments and concerns should be provided timeously to ensure incorporation into the final report.

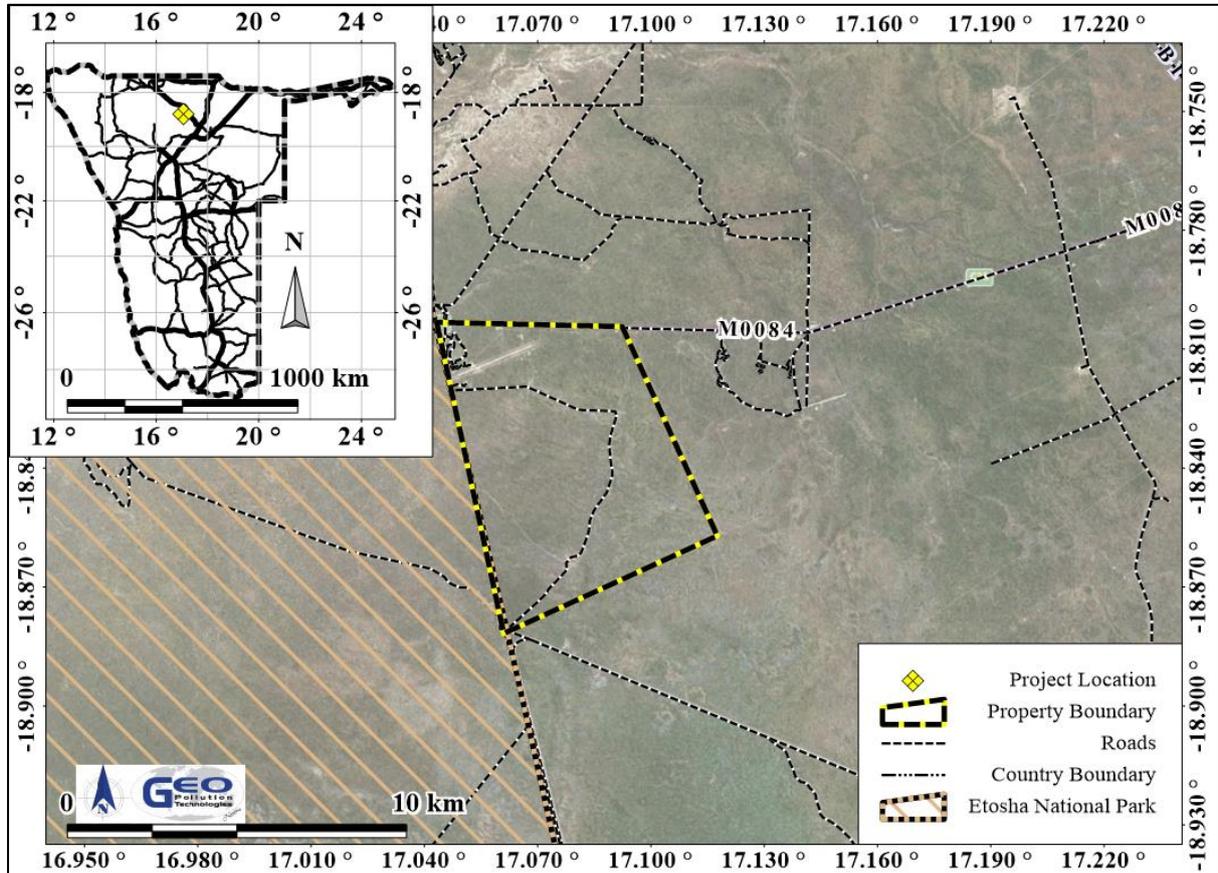


Figure 1. Project location

For any additional information the project team may be contacted at:



Your Rights as an IAP according to the Environmental Management Act, No7 of 2007, Government Notice No 30 (Environmental Impact Assessment Regulations)*Section 23.*

- (1) *A registered interested or affected party is entitled to comment in writing, on all written submissions made to the Environmental Commissioner by the applicant responsible for the application, and to bring to the attention of the Environmental Commissioner any issues which that party, believes may be of significance to the consideration of the application, as long as -*
- (a) comments are submitted within 7 days of notification of an application or receiving access to a scoping report or an assessment report;*
 - (b) the interested and affected party discloses any direct business, financial, personal or other interest which that party may have in the approval or refusal of the application.*
- (2) *Before the applicant submits a report compiled in terms of these regulations to the Environmental Commissioner, the applicant must give registered interested and affected parties access to, and an opportunity to comment in writing on the report.*
- (3) *Reports referred to in sub regulation (2) include*
- (a) scoping reports;*
 - (b) scoping reports amended and resubmitted;*
 - (c) assessment reports; and*
 - (d) assessment reports amended and resubmitted.*
- (4) *Any written comments received by the applicant from a registered interested or affected party must accompany the report when the report is submitted to the Environmental Commissioner.*
- (5) *A registered interested or affected party may comment on any final report that is submitted by a specialist reviewer for the purposes of these regulations where the report contains substantive information which has not previously been made available to a registered interested or affected party.*

Section 24:

The applicant responsible for an application must ensure that the comments of interested and affected parties are recorded in reports submitted to the Environmental Commissioner in terms of these regulations, and comments by interested and affected parties on a report which is to be submitted to the Environmental Commissioner may be attached to the report without recording those comments in the report itself.