

CNQCNewCamp

Developed by: Qingjian Group Company (Guyana) Inc. (CNQC)

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2. Detailed Description of the Proposed Project

(i) Physical Location and Characteristics

The project site is located on Lots 71 & 72, Craig, East Bank Demerara, with GPS coordinates 6.6914060, -58.1722360. It is approximately 1 km from the nearest community. Drainage ditches are located at the north and south boundary of the site.

The land is currently undeveloped and covered with natural grass vegetation. The surrounding area is characterized by low-intensity land use and limited natural resource utilization. No significant ecological or mineral resources have been identified within the project area.

There are no sensitive receptors, such as schools, hospitals, or daycare facilities, within at least a 1 km radius of the site.

The land is legally owned, and there are no known disputes or claims affecting ownership or use of the property.

(ii) Alternatives Considered

Several alternatives were considered during the planning stage.

Alternative site locations were limited, as the selected site is already designated and suitable in terms of accessibility, land availability, and project requirements.

Alternative design and layout options were evaluated to optimize land use and minimize environmental impacts. The current design represents the most practical and efficient solution.

The “no project” alternative was also considered; however, this would not meet the intended development objectives and would result in the loss of potential economic and social benefits.

(iii) Baseline Environmental Conditions

The site is characterized by flat terrain with natural grass vegetation. Soil conditions are typical of plain areas and are suitable for construction.

Ambient air quality is generally good, with no major pollution sources identified.

Ecologically, the site does not support any significant flora or fauna species of conservation importance. Vegetation consists mainly of common grasses, and no critical habitats have been identified. No endangered or protected species have been recorded in the project area.

Socially, the area is sparsely developed, with the nearest community approximately 1 km away. Surrounding land use is mixed but low in intensity, with no significant economic or cultural activities expected to be adversely affected.

(iv) Project Layout

The layout of the proposed project is presented on a scaled map attached to this report.

The map clearly indicates the exact location of the project site, the nearest town, and the main access roads. It also identifies nearby water bodies, including a drainage ditch to the north and south.

No alternative sites are proposed. There are currently no existing intake or discharge structures on-site; however, proposed drainage and wastewater discharge points are indicated where applicable.

The map includes a north arrow, legend, and appropriate scale.

3. Description of the Design of the Activity

(i) Processes Generating Discharges/Emissions

During construction, dust will be the primary emission, controlled through water spraying.

Upon completion, the site will function as a mixed-use facility including accommodation, offices, a restaurant, a warehouse, a sample display area, and a concrete batching plant.

The batching plant will operate within enclosed systems equipped with dust collection and noise control measures.

Domestic sewage will be managed through septic tank systems in accordance with regulations.

(ii) Estimated Pollutants

- Air Emissions: Minimal; limited to dust during construction and minor emissions from batching operations
- Wastewater: Approximately 15 m³/day (domestic sewage)
- Solid Waste: Approximately 12 kg/day

Domestic wastewater is expected to contain typical parameters such as BOD, COD, suspended solids, and nutrients, and will be treated prior to discharge.

(iii) Project Size

□ Capital Investment: Approximately US\$ 4 million □
Employees:

- Construction Phase: 30 persons (20 Chinese, 10 local) ○
- Operation Phase: 10 persons (6 Chinese, 4 local)

The project supports storage of construction materials and staff operations.

(iv) Project Activities

- Construction: Site preparation, foundation, structural works, finishing
- Operation: Storage, accommodation, batching operations

Materials such as cement, aggregates, and water will be delivered, processed, and utilized on-site.

(v) Use of Natural Resources

- White sand: 3,500 m³
- Crushed stone: 5,000 m³
- Cement: 2,800 tons
- Reinforcement steel: 420 tons

- Hollow concrete blocks: 180,000 units
- Timber: 600 m³

All materials will be sourced from approved suppliers.

(vi) Utility Services

- Water: GWI supply with storage backup
- Electricity: GPL grid with generator backup
- Drainage: Septic system and stormwater drainage

(vii) Waste Management

Domestic waste will be collected daily and disposed of by licensed contractors.

Wastewater will be treated in septic systems and discharged in compliance with environmental standards.

(viii) Project Duration

Total duration: 365 days

Start date: 20 March 2026

(ix) Decommissioning Plan

At the end of the project life cycle, structures will be dismantled as necessary, and the site will be cleared of debris. Waste materials will be disposed of at approved facilities, and the site will be restored to a stable and environmentally acceptable condition.

4. Potential Impacts and Their Significance

(i) Extent of Impact

The potential environmental impacts associated with the proposed development are expected to be localized, primarily within the project site and its immediate surroundings (approximately within a 50–100 meter radius), particularly during the operation of the concrete batching plant. Due to the absence of nearby sensitive receptors, the broader area is unlikely to be significantly affected.

(ii) Environmental Impacts

Construction Phase

- **Air Quality:**
Dust (particulate matter) will be generated from excavation, material handling, and vehicle movement.
- **Noise:**
Noise from construction equipment and vehicles.
- **Soil Disturbance:**

Minor soil erosion and compaction due to site clearance and construction activities.

Operation Phase

Air Quality Impacts

- Dust emissions from:
 - Cement handling and storage (silos)
 - Aggregate loading and unloading
 - Concrete mixing operations
 - Movement of trucks within the site
- Fine particulate matter (PM10/PM2.5) may be generated if not properly controlled.

Noise Impacts

- Noise generated from:
 - Concrete mixers
 - Aggregate loading equipment
 - Trucks and batching operations
- Noise levels are expected to be intermittent and mainly during working hours.

Water and Soil Impacts

- Wastewater generated from:
 - Equipment washing
 - Mixer and truck washout
- Potential risks:
 - High pH wastewater (alkaline)
 - Cement residue contamination

Solid Waste

- Waste types include:
 - Hardened concrete waste
 - Packaging materials (cement bags, plastics)
 - Domestic waste
- Improper disposal may lead to soil contamination.

Traffic Impacts

- Increased movement of trucks transporting raw materials and concrete
- Potential temporary congestion on access roads

(iii) Magnitude and Complexity

The magnitude of impacts is considered **low to moderate**, primarily associated with the concrete batching plant operations. However, due to the use of standard engineering controls and management practices, the impacts are not complex and can be effectively managed.

(iv) Financial Capability

The developer has allocated **GY\$3,000,000** specifically for environmental management, mitigation, and monitoring measures to ensure compliance with regulatory requirements.

(v) Transboundary Impacts

No transboundary impacts are anticipated, as all activities are localized within the project site.

(vi) Probability of Impacts

- **Construction Phase:** High probability of dust and noise generation, but impacts are temporary and controllable.
- **Operation Phase:** Moderate probability of dust, wastewater, and noise impacts from batching plant operations, with low risk after mitigation measures.

(vii) Duration and Frequency

- **Construction Phase:** Temporary (approximately 365 days), mainly during daytime
- **Operation Phase:** Continuous but controlled; impacts occur intermittently depending on batching activities

(viii) Cumulative Impacts

No significant cumulative impacts are expected, as there are no major industrial developments in the immediate vicinity.

5. Environmental Management and Mitigation Measures

Construction Phase

Air Quality Control

- Regular water spraying on exposed surfaces and access roads
- Covering of trucks transporting loose materials
- Limiting vehicle speeds on-site

Noise Control

- Use of low-noise equipment
- Restrict construction activities to daytime hours

Soil and Drainage Protection

- Proper site grading and drainage control
- Avoid stockpiling materials near water bodies

Operation Phase

Dust Control

Measure	Practical on-site action
Cement silo	Control filling speed – do not overfill. Wrap the silo vent with old cement bags or coarse fabric, tie tightly, replace regularly.
Aggregate loading/unloading	Drop materials from as low as possible. Use a watering can or hose to spray water during loading.
Site roads	On dry days, sprinkle water 2–3 times per day (using buckets or hose). Keep vehicle speed low.
Stockpile covering	Cover cement, sand, etc. with tarpaulin or plastic sheeting when not in use; weigh down edges with stones.
Daily inspection	Before starting work each day, check for potential dust sources and pre-wet them.

Wastewater Management

Measure	Practical on-site action
Simple settling pit	Dig a pit approx. 2 m × 2 m × 1 m. Line it with thick plastic sheeting (to prevent leakage). Divide into two compartments (with an opening between them). Wash water flows into first compartment, clarified water overflows into second compartment – reuse water from second compartment.
Fixed washout area	Wash mixers and trucks in one fixed location – do not wash randomly around the site.
Measure	Practical on-site action

pH control	Buy a box of pH test strips (range 1–14). After settling, test the wash water. If pH > 9 (dark blue), add a small amount of vinegar or citric acid (kitchen type), stir, and re-test until pH turns green-yellow (pH 6–8).
No direct discharge	Water from the settling pit shall only be reused (washing, dust suppression). Never discharge to drains or the river.
Rain protection	Cover the pit with a simple roof or wooden boards to prevent overflow from rain.
Spill & Soil Protection	
Measure	Practical on-site action
Designated area	Store cement, oil, chemicals only on a hard surface (e.g., old concrete slab or area covered with plastic sheeting).
Spill response	Keep a bucket of dry sand or sawdust, a shovel, and a few empty drums on site. If spill occurs, immediately cover with sand, sweep up, and put into a drum for disposal as solid waste.
Oil management	Place an old metal tray or plastic basin under diesel drums to catch leaks. Check daily.
Washout area lining	Ensure the plastic sheeting in the simple settling pit is intact and edges are pressed down with soil.

Noise Control

Measure	Practical on-site action
Working hours	Operate batching plant only during daytime (07:00 – 18:00). No night or Sunday work.
Equipment maintenance	Tighten loose bolts and add lubricant weekly to reduce abnormal noise.
Reversing alarm	Use a flag or manual signal instead of loud reverse alarms.
Worker protection	Provide cheap earplugs to operators. Must be worn when standing within 5 m of the mixer.

Solid Waste Management

Measure	Practical on-site action
Concrete waste	Break hardened concrete with a hammer; use as fill for low areas or temporary road base.

Cement bags	Collect paper bags for recycling (sell to scrap dealer). Store plastic bags and take to village waste station.
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Domestic waste	Use a lidded metal drum. Haul away by truck at end of each day to community waste collection point.
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No burning	Absolutely no open burning of any waste on site.
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Traffic Management

Measure	Practical on-site action
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Staggered deliveries	Schedule sand/cement trucks before 09:00 or after 16:00 to avoid blocking the road.
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On-site coordination	Assign one person (watchman or worker) to direct trucks and prevent queuing on public road.
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Simple signage	Use paint on wooden boards to write “SLOW” and “EXIT”. Place at roadside.
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Daily Records

Item	Action
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Daily checklist	Spend 5 minutes at end of each day: water sprayed? pit leaking? waste removed?
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Incident log	Note any spill, complaint, or pH exceedance and how it was handled.
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Responsible person	Assign a part-time environmental person (e.g., the site foreman). Put his/her name on the wall.
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6. Public Consultation

No formal public consultations were conducted, as there are no nearby communities or sensitive receptors within the immediate vicinity. No objections have been identified.

7. Assumptions, Uncertainties and Gaps

This assessment assumes stable utility supply. Interruptions may affect operations.

8. Non-Technical Summary

Non-Technical Summary of the Project

The proposed project is a mixed-use development located at Lots 71 & 72, Craig, East Bank Demerara, Guyana. It is being developed by Qingjian Group Company (Guyana) Inc. (CNQC) and is expected to be completed over a period of about one year.

In simple terms, the project involves building a facility that will serve several purposes. It will include accommodation areas for staff, office spaces, a warehouse for storing materials, a restaurant, a sample display area, and a concrete batching plant. The batching plant will be used to mix materials like cement, sand, and stone to produce concrete needed for construction activities.

During the construction phase, workers will prepare the land, build structures, and install utilities. Once completed, the site will operate as a functional business facility supporting construction-related activities and staff operations.

The project site is currently undeveloped land covered mainly with grass and is located about 1 kilometre away from the nearest community. There are no schools, hospitals, or other sensitive buildings close to the site, and the area is generally quiet with low levels of activity.

Some natural resources such as sand, stone, cement, steel, and timber will be used during construction, and services like electricity, water, and drainage will be provided to support the facility. Wastewater and solid waste will be managed using standard systems such as septic tanks and licensed waste disposal services.

The main environmental concerns during construction and operation are dust, noise, wastewater, and increased truck movement. However, these impacts are expected to be limited to the immediate area and will be controlled using measures such as water spraying, waste management systems, noise controls, and proper site practices.

Overall, the project is a small to medium-scale development designed to support construction and business operations in the area, while following environmental management practices to reduce its impact on the surrounding environment.