



Netsurf Nature Park

PROJECT SUMMARY

Name of Project: Netsurf Nature Park

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Project Overview

The proposed project involves the establishment of a Nature Park and Resort at Lot 434 Moblissa, located in Guyana, South America. This project aims to create a sustainable eco-tourism destination that highlights the natural beauty of the Moblissa area while promoting environmental conservation and providing economic opportunities for the local community.

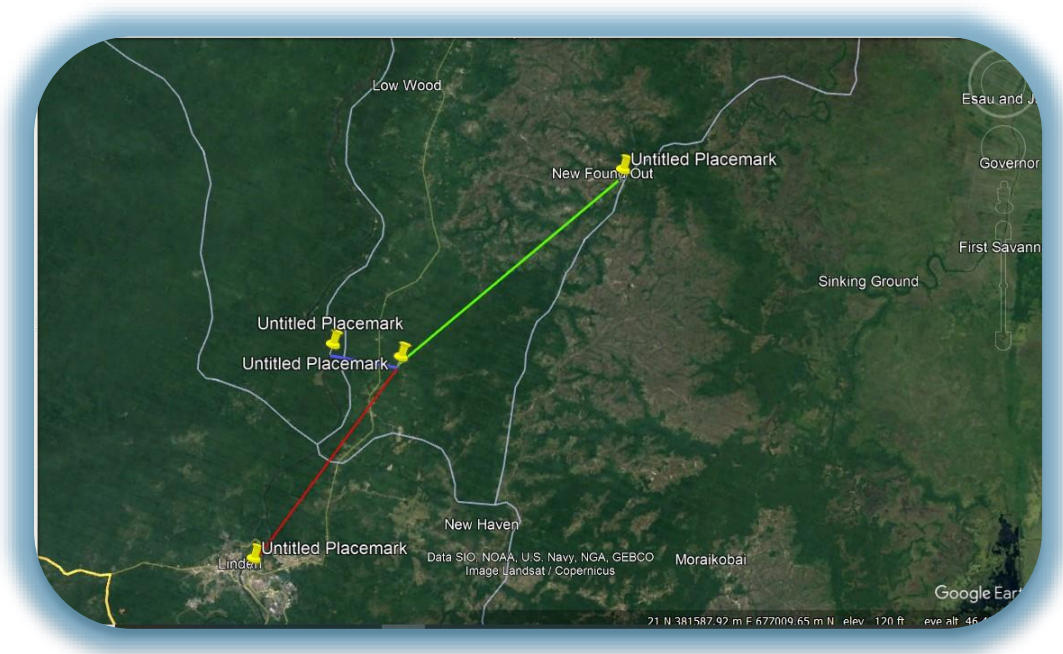
Location and Physical Characteristics

Geographical Coordinates

- ✓ WGS-84 Coordinates:
- ✓ Eastings: 356094
- ✓ Northings: 664354

Proximity to Key Landmarks:

- ✓ Distance from Linden: 13.2 miles
- ✓ Bearing from Linden: N 203°22'51"
- ✓ Distance from Demerara River: 3.64 miles
- ✓ Bearing from Demerara River: N 267°31'08"
- ✓ Distance from St. Cuthbert's Mission: 15.2 miles
- ✓ Bearing from St. Cuthbert's Mission: N 37°07'00"



1.0 Map Indicating the Key Landmarks in Proximity

- Red line is to the nearest Town which is Linden.
- Blue line is to the nearest River which is the Demerara River.
- Green line is to the nearest Amerindian village which is St. Cuthbert's Mission.

1. General Land Use:

The area surrounding Lot 434 Moblissa is predominantly undeveloped, with a mix of natural forest and agricultural lands. The site is ideal for eco-tourism due to its rich biodiversity and proximity to significant waterways and indigenous communities.

2. Sensitive Receptors:

There are no immediate sensitive receptors, such as schools or hospitals, within the vicinity of the proposed site. However, the project will engage with local communities to ensure minimal disruption and promote positive socio-economic impacts.

Natural Resources: The area is abundant in natural resources, including diverse flora and fauna, pristine water bodies, and fertile soils, which will be carefully managed to maintain ecological balance.

3. Land Ownership and Non-Disputed Nature of the Property

Ownership Status

The land at Lot 434 Moblissa is undisputed and has been designated for eco-tourism development. The property is free from any legal disputes, and there has been no recent change in land ownership. The title document supports the use of the land for the intended purpose, ensuring that the project follows local land use regulations.

Previous Permits: There are no previous permits associated with the property, and this is the first major development proposed for this site. All necessary land use and development approvals have been secured from the relevant authorities.

4. Feasible and Reasonable Alternatives

Alternative Sites

Several alternative sites were considered for the development of the Nature Park and Resort, but Lot 434 Moblissa was selected due to its optimal location, natural beauty, and proximity to key landmarks like the Demerara River and Linden. Other sites were deemed less suitable due to environmental sensitivity or lack of accessibility.

Alternative Designs

Different designs and layouts for the park and resort were evaluated to minimize environmental impact. The chosen design incorporates eco-friendly construction practices, such as using sustainable materials and minimizing land disturbance.

5. Baseline Information and Characteristics of the Receiving Environment

Physical Environment

The landscape of Lot 434 Moblissa is characterized by gently rolling hills, fertile soils, and a variety of water bodies. The soil quality is conducive to supporting diverse vegetation, and the area has a favorable climate for tourism activities year-round.

Ecological Environment

The site is home to a rich array of flora and fauna, including several species of birds, mammals, and plants that are native to Guyana. Baseline ecological studies will be conducted to ensure that the development does not adversely affect the local biodiversity.

Social Environment

The surrounding communities, including Linden and St. Cuthbert's Mission, have a strong cultural heritage and a growing interest in eco-tourism. The project will engage with these communities to ensure that their cultural practices are respected and that they benefit from the economic opportunities created by the development.

6. Permits and Licenses**Regulatory Compliance**

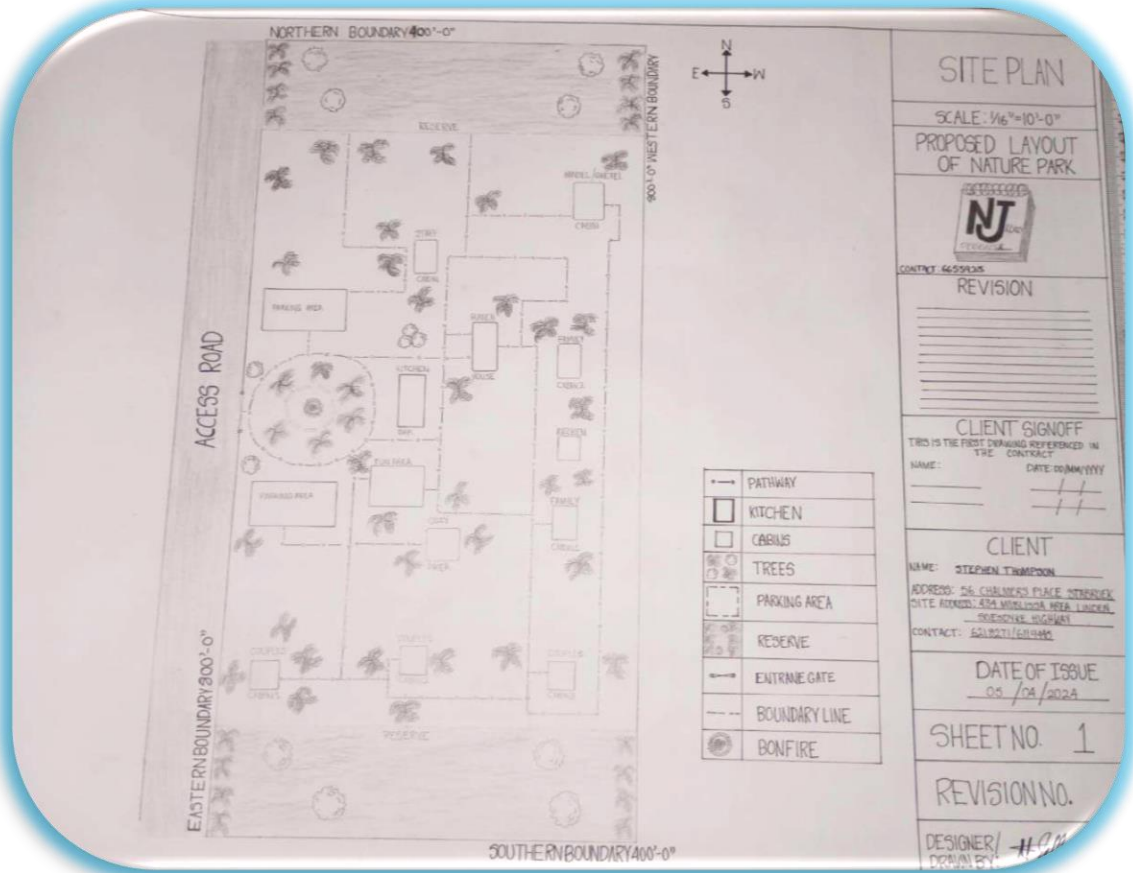
All necessary permits and licenses required by the Guyana Environmental Protection Agency (EPA) and other relevant government agencies have been obtained. The project developers have provided originals and copies of these permits to the EPA as required.

Ongoing Monitoring

The project will adhere to all environmental and regulatory guidelines throughout the development and operational phases. Continuous monitoring and reporting will be conducted to ensure compliance with environmental standards and to address any emerging issues promptly.

7. Project Design and Layout

Site Layout: The project layout has been mapped on a scale relevant to the site, showing the park's position, nearby access roads, and the location of key structures. The map includes a north arrow and a legend for clarity.



2.0 Image depicting the Site Plan for Proposed Project

Design and Construction

The resort will include eco-friendly lodges consisting of 3 couples' cabins, 2 family cabin, 1 ranch building, 1 hansel and gretel and 1 banquet hall. There will also be nature trails, bonfire frames solar lighting through out the resort and observation decks. Structures will be built using sustainable materials inclusive of; green heart wood, and bamboo with systems in place to manage discharges and waste. **The Closest Town:** Linden, is located approximately 13.2 miles from Lot 434 Mobilissa **and directions to the Nature park's location by the Major Access Roads:** The primary access to the site is via the Linden-Soesdyke Highway, which connects to Mobilissa Road leading directly to the location along with the **Minor Access Roads:** Several smaller roads and trails branch off from Mobilissa Road, providing secondary access routes to different areas within the park. These include local dirt roads that are primarily used for agricultural activities but will be upgraded to facilitate visitor access.

Utilities: Water will be sourced from a well, treated on-site, and distributed through an efficient solar pump network.

The well will be located to the northwestern boundary of the site with a depth of 100ft and a minimum flow rate of 5 gallons per minute with maximum use of 4 hours per day. The well will be secured with a shed covering and impervious base to prevent seepage of run off water into well hole.

All Toilets and washrooms both indoor and outdoor facilities will have septic tanks constructed per cabin to properly dispose of waste. Renewable energy sources, such as solar panels, will be used for electricity, with backup generators as needed. Communication facilities will be set up to ensure connectivity within the park. We intend to use low profile, inset, LED 12VDC for our lighting systems. DC was chosen because of our intended use of solar powering with the requisite emergency backup systems.

8. Development Plan

Project Phases

The project is being developed in several phases, beginning with land preparation, clearing and construction. The existing approach road to site will be upgraded, secured and used for incoming and outgoing of vehicular traffic. A car park will be built in the South Eastern end of plot. Filtered water will be provided at the site, sourced from the well and stored in 8 overhead tanks for domestic purposes. This will be followed by the operational phase

9. Decommissioning Plan

If the resort ceases operations, a decommissioning plan will ensure that the site is restored to its natural state, with structures removed and the land rehabilitated.

10. Environmental Considerations and Mitigation Measures

Pre-Construction

Site Selection and Work Schedule:

The nature resort location was selected based on current ownership of existing lands and an extensive Environmental Assessment was done to ensure minimal ecological disruption and hence a Site Plan layout developed to minimize vegetation clearance and soil disturbance.

Factors considered included proximity to sensitive habitats, potential impact on local communities, and existing land use.

Obtain all necessary environmental clearances and develop an Environmental Management Plan (EMP) with mitigation, monitoring, and reporting strategies.

Schedule works to avoid sensitive seasons (e.g., breeding or nesting seasons for wildlife).

Impact Assessment

Potential impacts on the physical, ecological, and social environments have been assessed, with measures in place to manage and mitigate these impacts. The area of influence is primarily local, with no expected transboundary impacts.

Cumulative Impacts

Additional assessments have been conducted to evaluate any cumulative impacts with other potential projects in the area, ensuring that the overall effect on the environment remains manageable.

Public Consultation

Public consultations were held with key stakeholders, including local communities, environmental groups, and government agencies. Feedback from these meetings has been incorporated into the project design to address concerns and improve community engagement

Biodiversity

Identify and avoid ecologically sensitive areas (e.g., wetlands, protected zones).

A biodiversity management plan will be developed to protect local flora and fauna.

Measures include creating buffer zones around sensitive areas, establishing wildlife corridors, and conducting regular monitoring of species populations.

Restoration of habitats affected by the construction will be undertaken to ensure long-term ecological balance.

Technical & Logistical

Ensure proper design to incorporate green building practices and disaster resilience.).

Plan for stormwater management and erosion control structures.

Secure necessary utilities and waste disposal arrangements.

Social & Safety

Conduct engagement with closest residents (>5km) to address any potential community concerns.

Prepare a grievance redress mechanism.

Develop a traffic management plan to minimize disruption to access road use.

Construction

Water Management

Sustainable water management practices will be implemented to prevent runoff and protect local water bodies.

Construction of a retention pond and installation of a non-permeable surface will be employed around the well head.

Regular water quality monitoring will be conducted to ensure compliance with environmental standards.

Noise Pollution

Noise mitigation strategies will be employed to minimize the impact on the nearby surrounding. These strategies include the operational restrictions during nighttime hours, and the use of quieter construction machinery.

Continuous noise monitoring will be conducted to ensure compliance with noise level regulations.

Carbon Footprint

Efforts will be made to minimize the carbon footprint during both construction and operation phases. Renewable energy sources such as solar panels will be utilized for powering airstrip facilities. Energy efficient technologies and practices will be employed to reduce overall energy consumption.

Reforestation

Native tree species will be planted around the resort to offset carbon emissions and enhance local biodiversity.

A long-term maintenance plan will be in place to ensure the survival and growth of the planted trees.

Waste Management

Strict waste management protocols will be followed during construction to ensure proper disposal and recycling of materials.

Hazardous waste will be handled and disposed of in accordance with environmental regulations.

Efforts will be made to reduce, reuse, and recycle materials wherever possible.

A more detailed Waste Management Plan is also attached.

Emergency Preparedness

An Emergency Response Plan will be prepared based on hazards and potential incidents that could occur for this type of project and actions to be followed should an emergency occur.

The Plan will provide information and guidance to assist personnel in preventing, reporting, responding to and controlling hazards such as fire, medical emergencies or spills. It also sets out responsibilities and a chain of command for responding to emergencies. The Plan will form part of staff orientation and training.

This plan will incorporate the use of suitable and sufficient quantity of equipment such as fire extinguishers, spill kits and first aid kits.

Community Engagement

Continuous engagement with local communities will be maintained to address their concerns and ensure the project benefits them economically and socially.

Job opportunities and training programs will be provided to local residents to support employment and skill development.

Community feedback will be incorporated into project planning and implementation to ensure transparency and inclusivity.

Operation

Water Management

Techniques such as rainwater harvesting, and regular water quality monitoring will be conducted to ensure compliance with environmental standards.

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Carbon Footprint

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Waste Management

Strict waste management protocols will be followed during operation to ensure proper disposal and recycling of materials.

Hazardous waste will be handled and disposed of in accordance with environmental regulations. Efforts will be made to reduce, reuse, and recycle materials wherever possible.

Emergency Preparedness

The Emergency Response Plan will be monitored based on hazards and potential incidents that could occur for this type of project and actions to be followed should an emergency occur.

The Plan will be tested and evaluated quarterly and guidance to assist personnel in preventing, reporting, responding to and controlling hazards such as fire, medical emergencies or spills will be provided based on results.

11. Social impacts

Positive social impact through community engagement and involvement.

Improved quality of life for local residents through job creation and economic opportunities.

Strengthening of community resilience and capacity building.

Improved access to remote areas, fostering economic growth and development.

Economic Development

Promotion of tourism through improved access to tourist destinations.

Creation of job opportunities and support for local businesses.

Increased investment in the region due to improved infrastructure.

12. Assumptions and Uncertainties

Assumptions have been made regarding the stability of the local ecosystem and the availability of natural resources. Uncertainties include potential changes in environmental regulations and the long-term impacts of climate change, which will be monitored and addressed as needed.

13. Non-Technical Summary

The Nature Park/Resort at Lot 434 Moblissa is a sustainable development project aimed at promoting eco-tourism in Guyana. The park will offer visitors the opportunity to experience the natural beauty of the region while supporting conservation efforts and boosting the local economy. The project will be implemented with strict adherence to environmental guidelines, ensuring minimal impact on the surrounding environment and communities.

Conclusion

The development of the Nature Park and Resort at Lot 434 Moblissa is a strategic initiative that aligns with Guyana's goals for sustainable development and environmental conservation. By creating a destination that attracts eco-tourists while preserving the natural environment, the project will contribute to the socio-economic development of the region and promote the conservation of Guyana's rich natural heritage.