



WEST AMAZON



HOUSING SCHEME

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Track C3, Land of Canaan East Bank Demerara,
Region 4 Co-operative Republic of Guyana

[Snow Road](#) – Eastern Access Point

PROJECT SUMMARY REFLECTING POTENTIAL
IMPACTS, THEIR SIGNIFICANCE AND
MITIGATION MEASURES

Submitted To:

The Executive Director Environmental [Protection Agency \(EPA\) Ganges Street Sophia,](#)

Georgetown Guyana

Date: June 2026

Reference: Environmental Authorization

Application – West Amazon Housing Scheme

1. EXECUTIVE SUMMARY

West Amazon Housing Scheme respectfully submits this Project Summary to the Environmental Protection Agency (EPA) in support of its application for Environmental Authorization for the development located at Track C3, Land of Canaan, East Bank Demerara, Region Four, Guyana.

The development consists of a master-planned

residential community occupying approximately fifty-two (52) acres of land and is proposed to be developed in three phases.

Phase One comprises approximately seventeen point one ([17.1](#)) acres and consists of one hundred and fifty-two (152) lots, including one hundred and forty-nine (149) standard residential lots and three (3) estate lots.

One estate lot has been reserved for the development of a community park and garden while another estate lot has been designated for future apartment development. The project has been designed to provide residential housing opportunities while simultaneously improving infrastructure, drainage, utility services and community facilities within the Land of Canaan area.

The project includes roads, drainage infrastructure, utility corridors, electrical

recreational spaces and future commercial and residential support facilities.

The purpose of this report is to identify the environmental impacts associated with the project, assess their significance and outline the mitigation measures that have been implemented or are proposed to ensure environmentally responsible development.

2. PROJECT INFORMATION

Project Name: West Amazon Housing Scheme

Location: Track C3 Land of Canaan East Bank

Demerara Region Four Guyana

Developer: West Amazon Housing Scheme

Total Development Area: 52 Acres

Current Development Phase: Phase One

Phase One Area: [17.1](#) Acres

Total Lots in Phase One: 152 Lots

Residential Lots: 149

Estate Lots: 3

Proposed Land Uses:

• Residential Development • Community Park and Garden • Apartment Development • [Internal Road](#) Network • Drainage Infrastructure • Utility Corridors • Open Green Spaces • Community Facilities

3. PROJECT OBJECTIVES

The objectives of the West Amazon Housing Scheme are as follows:

• To provide quality residential housing opportunities. • To create a planned and sustainable residential community. • To improve road accessibility within the development area. •

To improve drainage infrastructure and flood resilience. • To support economic growth and employment opportunities. • To enhance the value and utility of underutilized agricultural lands. • To provide recreational and green spaces for residents. • To support the continued expansion of Land of Canaan and surrounding communities.

4. EXISTING SITE CONDITIONS

Prior to development activities, the site consisted primarily of agricultural lands and associated drainage infrastructure characteristic of the East Bank Demerara region.

The area was largely undeveloped and consisted of:

- Agricultural fields.
- Existing drainage channels.

- Low-lying vegetation.
- Open lands.
- Seasonal grasses and shrubs.

The surrounding environment includes:

- Residential developments.
- Agricultural lands.
- Transportation corridors.
- Emerging commercial developments.
- Utility infrastructure.

The site lies within a low coastal plain where proper drainage management is critical due to seasonal rainfall patterns and fluctuating water levels.

5. PROJECT COMPONENTS

The project consists of the following major components:

Residential Development

The subdivision and development of one

hundred and forty-nine residential lots and associated infrastructure.

Estate Development

Three larger estate lots designated for community and future development purposes.

Community Park and Garden

One estate lot has been reserved as a community park and garden to provide recreational opportunities, landscaping and environmental enhancement.

Apartment Development

One estate lot has been designated for future apartment development to support housing diversity and accommodate future population growth.

Road Infrastructure

Construction and maintenance of internal access roads serving residential and community areas.

Drainage Infrastructure

Construction of primary and secondary drainage systems designed to improve stormwater management and reduce flood risk.

Electrical Infrastructure

Installation of electrical distribution infrastructure in coordination with Guyana Power and Light Inc. (GPL).

Water Infrastructure

Installation of water distribution infrastructure in coordination with Guyana Water Incorporated (GWI).

6. PROJECT STATUS

Significant investments have been made in the development of Phase One.

Completed and ongoing works include:

- Land clearing and site preparation.
- Excavation

of drainage channels. • Construction of internal road networks. • Lot subdivision and demarcation. • Installation of drainage infrastructure. • Utility corridor establishment. • Electrical infrastructure installation and coordination with GPL. • Water infrastructure installation and coordination with GWI. • Landscaping and environmental management activities.

The project continues to advance in accordance with engineering, planning and regulatory requirements.

7. POTENTIAL ENVIRONMENTAL IMPACTS

[7.1](#) Vegetation Removal

Description:

Vegetation removal is required to facilitate

roads, drainage systems, utilities and residential lots.

Significance:

Low to Moderate

Impact Characteristics:

- Localized.
- Temporary during construction.
- Reversible through landscaping and replanting.

[7.2](#) Soil Disturbance

Description:

Earthworks associated with excavation, filling and road construction may temporarily expose soils.

Significance:

Moderate

Impact Characteristics:

- Temporary.
- Limited to active construction areas.
- Manageable through erosion control measures.

[7.3](#) Dust Generation

Description:

Movement of vehicles and placement of fill materials may generate dust during dry weather conditions.

Significance:

Low

Impact Characteristics:

- Temporary.
- Localized.
- Easily controlled.

[7.4](#) Construction Noise

Description:

Construction equipment and transportation activities generate temporary increases in noise levels.

Significance:

Low

Impact Characteristics:

- Temporary.
- Daytime occurrence.
- Limited geographic impact.

[7.5](#) Stormwater Runoff

Description:

surface drainage patterns.

Significance:

Moderate

Impact Characteristics:

- Manageable.
- Temporary during construction.
- Reduced through engineered drainage systems.

[7.6](#) Waste Generation

Description:

Construction and future residential occupancy generate waste materials requiring proper disposal.

Significance:

Low

Impact Characteristics:

- Ongoing.
- Manageable through approved waste management systems.

[7.7](#) Traffic Increases

Description:

Construction and residential occupancy will increase traffic movements within the area.

Significance:

Low to Moderate

Impact Characteristics:

- Long-term.
- Consistent with residential development.

[7.8](#) Utility Demand

Description:

The development will increase demand for water, electricity and public services.

Significance:

Moderate

Impact Characteristics:

- Permanent.
- Planned for through utility infrastructure improvements.

8. ENVIRONMENTAL MITIGATION MEASURES

[8.1](#) Drainage Management

The project incorporates engineered drainage systems designed to improve water conveyance and reduce flood risks.

Measures include:

- Construction of primary and secondary drains.
- Routine cleaning and maintenance. •

Monitoring during rainfall events. • Removal of blockages and obstructions.

[8.2](#) Erosion Control

Measures include:

- Controlled earthworks. • Proper grading of slopes. • Stabilization of exposed soils. •

Maintenance of drainage systems.

[8.3](#) Dust Suppression

Measures include:

- Watering of roads during dry periods. • Control of vehicle speeds. • Maintenance of access routes.

[8.4](#) Noise Management

Measures include:

- Restriction of major construction activities to daylight hours.
- Equipment maintenance programs.
- Minimization of unnecessary equipment idling.

[8.5](#) Waste Management

Measures include:

- Proper collection and disposal of waste.
- Prevention of dumping into drainage channels.
- Designated waste handling areas.
- Community waste management planning.

[8.6](#) Spill Prevention

Measures include:

- Proper storage of fuels and lubricants.
- Equipment inspection programs.
- Emergency spill response procedures.

[8.7](#) Landscaping and Environmental Enhancement

Measures include:

- Development of community green spaces.

- Tree planting initiatives.
 - Ongoing landscape maintenance.
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9. POSITIVE SOCIOECONOMIC IMPACTS

The project is expected to provide significant benefits including:

- Increased housing availability.
- Employment creation during construction and operation.
- Expansion of infrastructure.
- [Improved road access.](#)
- Improved drainage capacity.
- Increased land and property values.
- Attraction of private investment.
- Expansion of utility services.
- Recreational opportunities through the community park and garden.
- Long-term economic growth within Region Four.
- Increased government revenues through taxes and associated economic activity.

10. ENVIRONMENTAL MANAGEMENT COMMITMENT

West Amazon Housing Scheme is committed to responsible environmental stewardship and sustainable development.

The project will continue to:

- Maintain drainage systems.
 - Support proper waste management.
 - Protect water quality.
 - Implement erosion control measures.
 - Maintain community green spaces.
 - Coordinate with GPL, GWI, CH&PA, NDC and relevant regulatory agencies.
 - Comply with all applicable environmental legislation and regulations.
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11. CONCLUSION

The West Amazon Housing Scheme represents a significant investment in housing, infrastructure and community development within Region Four.

The environmental impacts associated with the development are generally low to moderate in significance and can be effectively managed through the mitigation measures outlined in this report.

The project incorporates engineered drainage systems, utility infrastructure, recreational facilities and environmental management practices that support long-term sustainability and improved quality of life for residents.

West Amazon Housing Scheme respectfully submits this Project Summary to the Environmental Protection Agency for consideration as part of the Environmental

Authorization process.

Respectfully Submitted,

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