



THE REPUBLIC OF UGANDA

## NATIONAL ENVIRONMENT MANAGEMENT AUTHORITY (NEMA)

### The National Environment Act, CAP 181

*The National Environment (Environmental and Social Assessment) Regulations No.143 of 2020*

## Certificate of Approval of Environmental and Social Impact Assessment

Certificate Number: CERT/16961/2025/9

Issue Number: 01

*This is to certify that that the Project Brief/Environment and Social Impact Statement  
received from*

M/s: UGANDA WILDLIFE AUTHORITY.

of OLD KIIRA ROAD, BUKOTO I, NAKAWA DIVISION, KAMPALA (TEL: 256312355000)

submitted to the National Environment Management Authority (NEMA) in accordance with the National Environment Act, CAP 181 regarding:

### PROPOSED CONSTRUCTION OF JUNIOR AND SENIOR STAFF ACCOMMODATION IN MGAHINGA GORILLA NATIONAL PARK

*(Title of Project)*

briefly described as HOTEL, TOURISM AND RECREATIONAL DEVELOPMENT.

*(Nature, Purpose)*

Declared Investment cost UGX 2,379,159,045

located at MWANJARI, GITENDERI, NYARUSIZA SUB COUNTY, KISORO DISTRICT

*(District/Sub-county/City/Town/Ward)*

**has been reviewed and was found to:**

**\*\*** have significant environmental impacts and the following appropriate mitigation measures were identified and made a condition precedent for approval and implementation:

*(The relevant conditions are attached in the subsequent pages)*

This certificate was issued on 18th September, 2025 and is valid for 5 years.

Signed:

Executive Director



The details in this certificate can be verified at: <https://eservices.nema.go.ug>

## **CONDITIONS OF APPROVAL FOR THE ENVIRONMENTAL AND SOCIAL IMPACT STATEMENT (ESIS) FOR THE PROPOSED SENIOR AND JUNIOR STAFF ACCOMMODATION AND ENTRY GATE AT MGAHINGA GORILLA NATIONAL PARK, KISORO DISTRICT**

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**1.0** This Certificate is issued in accordance with the National Environment Act, Cap. 181 National Environment (Environmental and Social Assessment) Regulations, S.I. No. 143/2020, and any other applicable laws.

**2.0** In addition to implementing the mitigation measures outlined in the Environmental and Social Impact Statement (ESIS) submitted to the Authority, this **Certificate of Approval** is granted on condition that the developer **UGANDA WILDLIFE AUTHORITY** will comply with all approval conditions stated in this Certificate.

### **3.0 ADMINISTRATIVE CONDITIONS OF CERTIFICATE**

- (i) This approval is **ONLY** for the establishment of **one storied senior staff house and two junior staff house accommodations and one entry gate**, therefore any other developments that were not covered under this approval or the environmental and social impact assessment for this project shall be subjected to a separate environmental and social impact assessment.
- (ii) Issuance of this Certificate of Approval is based on the content of/information contained in the Environmental and Social Impact Statement **PB/16961/2025/7** submitted by **UGANDA WILDLIFE AUTHORITY**. The Developer shall be held responsible for any omissions, falsified information or any other anomalies that are contrary to the provisions of the relevant laws governing the proposed project.
- (iii) This Certificate of Approval is **VALID** for an initial period of **5 YEARS effective (date of signature)**, the period which covers the operational phase of the project as applicable; but may be revised upon request or as the Authority may deem necessary.
- (iv) The project **must commence within 24 months** from the date of approval, failure of which the Certificate shall be considered recalled unless otherwise determined by the Authority in writing to the developer.
- (v) **The Executive Director shall be NOTIFIED** in writing and consent sought for any transfer of ownership, variation/alteration of the project design or components, or surrender of this Certificate of Approval.

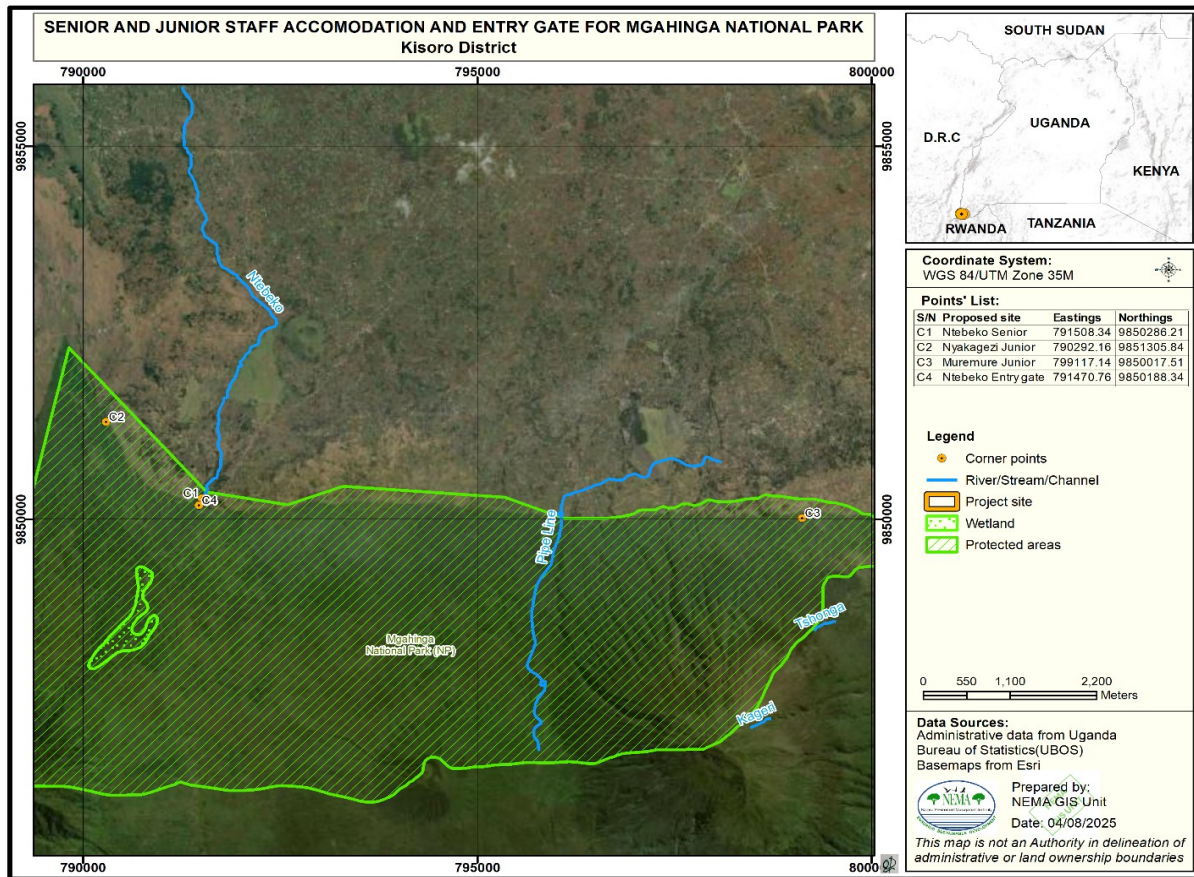


#### **4.0 SPECIFIC CONDITIONS OF APPROVAL**

Before commencement of the Project and at any time in the life cycle of the Project; -

##### **4.1 Compliance with Standards, Laws and Policies**

- (i) Ensure that the land on which the proposed project will be located is legally obtained in accordance with all applicable laws of Uganda.
- (ii) Obtain and comply with approvals from the Land Use Planning Committee and Building Control Committee with jurisdiction over the proposed location.
- (iii) Obtain all other required guidance, approvals, permits and licenses from relevant Authorities, notably, Department of Occupational Safety and Health/Ministry of Gender, Labour and Social Development, and Kisoro District Local Government before commencement of the project activities.
- (iv) Undertake project activities in conformity with the planning and legal provisions for the site as provided for by Kisoro District Local Government and the requirements under the Physical Planning Act Cap. 142. respectively.
- (v) Comply with the terms and conditions of all permits, licenses and authorizations issued during project implementation.
- (vi) Ensure that the establishment of the site is restricted within the area defined by the geographical coordinates and map below:



**Figure 1: Approved Sites for the developments**

- (vii) Adhere to and comply with the legal requirements for easements of the area as provided for by the area planning provisions and legal requirements, and as provided for under Section 117(4) of the National Environment Act, Cap. 181.
- (viii) Prohibit the construction of any permanent structures within the protection zone of any river, stream or lake. Ensure strict compliance with all relevant regulations, including the National Environment Act Cap.181, the National Environment (Wetlands, River Banks, and Lake Shores Management) Regulations, No. 3/2000, and any other applicable legislation.
- (ix) In implementing this project, strictly follow and adhere to all the applicable Standards of Uganda National Bureau of Standards.
- (x) Ensure full compliance and adherence to any applicable standards, laws and policies of Uganda including National Environment Act, Cap. 181 all attendant regulations.

- (xi) Undertake project activities in conformity with the planning and legal provisions for the site as required under the Physical Planning Act Cap. 142 as amended.
- (xii) Adhere to the building codes relevant to this category of development, in accordance with the Building Control Act Cap. 136.
- (xiii) Liaise with the Kisoro District Local Government on the most appropriate working hours (construction) at the site to avoid disruption of the local community due to noise, traffic and other social related aspects that may accrue from the proposed development.

#### **4.2 Environment safeguards**

- (i) In executing the project, the Environment Management and Monitoring Plan in the ESIS submitted to the Authority shall always be adhered to, in accordance with the National Environment Act, Cap. 181.
- (ii) Ensure that all project activities are conducted in a manner that does not adversely impact the nearby Ecosystems, with strict prohibition of any operations within River and wetland boundaries. Adhere to the National Environment Act, Cap. 181, the National Environment (Wetlands, River Banks, and Lake Shores Management) Regulations, No. 3/2000, and all other applicable regulations.
- (iii) If water abstraction from the river, wetland or any other water source is required, **obtain the necessary water abstraction permit from the Directorate of Water Resources Management in the Ministry of Water and Environment.**
- (iv) Ensure that no waste is dumped into water bodies, wetland ecosystem, around settlements and protected water bodies.
- (v) Promote efficient resource use at the project premises and institute good housekeeping and environmental management practices as provided for under the National Environment Act, Cap. 181.
- (vi) Put in place mechanisms or systems for handling all forms of waste, both hazardous and non-hazardous waste generated, in accordance with the National Environment (Waste Management) Regulations, S.I. No. 49/2020 and ensure adequate waste segregation, sorting and disposal of all forms of waste. Develop and implement a waste management plan for the facility to ensure waste handling and management.
- (vii) Ensure all petroleum waste generated during project implementation is managed in strict compliance with the Petroleum (Waste Management) Regulations, 2020.





- (viii) Put in place mechanisms to ensure that noise and vibration generated at the Project site during construction and/or operational phases of the Project do not exceed the levels stipulated in the National Environment (Noise Standards and Control) Regulations, S.I No. 30/2003.
- (ix) Put in place measures to ensure that gaseous emissions arising from the project activities do not exceed the limits prescribed in the National Environment (Air Quality Standards) Regulations, 2024 and put in place systems to curb any rogue emissions from the site during the construction and operational stages.
- (x) Refrigerants used at the Project site shall be those permitted under the National Environment (Management of Ozone Depleting Substances and Products) Regulations, S.I No. 48, 2020.
- (xi) Contract electricians registered with the Electrical Contracting Board or employed by a registered contractor to carry out electrical installations at the facility, and they should provide a certificate of compliance for the work upon completion of installation.
- (xii) Put in place adequate soil stabilization and erosion control mechanisms within the proposed project area, in accordance with the National Environment Act, Cap 181.
- (xiii) Put in place and implement measures to ensure that both surface and ground water resources are protected against contamination and/or pollution.
- (xiv) Single use plastic bags below 30 microns and any plastic that is not labelled in accordance with provisions of the National Environment Act, Cap. 181, shall not be used during the entire project life cycle.
- (xv) Notwithstanding any other provision in this certificate, ensure that the Project does not cause Biodiversity loss and Pollution including release of greenhouse gases above the allowable limits.

#### **4.3 Occupational Health, Safety and Social safeguards**

- (i) Have in place qualified focal point personnel responsible for workers' occupational health and safety, community affairs and environmental issues.
- (ii) All employees including casual workers should be accorded decent working conditions and clear terms and conditions of employment in accordance with the Employment Act, Cap 226.
- (iii) There shall be no use of child labour during project execution in accordance with the Children Act Cap.62.



- (iv) Put in place a robust grievance handling mechanism in liaison with the community, Local Government/Urban Authorities, this Authority, and any other relevant Lead Agency to amicably resolve any grievances that may be escalated by the project prior to its commencement.
- (v) Adhere to applicable traffic rules and regulations, and manage fleet movement to minimize traffic related accidents, nuisances and disruptions to the project host community.
- (i) Develop awareness/sensitization and prevention programs for both workers and the surrounding community on the dangers of HIV/AIDS, Sexually Transmitted Diseases (STDs) and Hepatitis-B.
- (ii) Ensure that all operations including those of your contractors and sub-contractors are undertaken in compliance with the Occupational Safety and Health Act Cap.231.
- (iii) Put in place appropriate and adequate onsite gender-responsive sanitary facilities for project workers in accordance with the Public Health Act Cap.281.
- (iv) Establish and maintain a physical barrier along the boundary edges of the project site.
- (v) Put in place a comprehensive emergency preparedness and response plan to cater for all risk-areas prone to fire, for purposes of averting any undesirable incidents; including fire-risk behaviour or actual fire out-break; and, install appropriate fire-fighting equipment (including at least four 9kg fire extinguishers), and have the workforce trained in basic fire-fighting techniques.
- (vi) Use appropriately and specifically designed trucks to transport project related materials and different kinds of construction waste, in order to prevent littering, spillage and leakage of such materials.
- (vii) Put in place notices/safety signage and labels in appropriate visible areas.
- (viii) provide safe drinking water for the workers in accordance with the Public Health Act, Cap.281.
- (ix) Put in place and implement a proper traffic management plan for the duration of the construction phase/works, in order to avoid inconveniencing road users and, ensure that road users are cautioned about the ongoing project activities.

## **5.0 GENERAL CONDITIONS OF APPROVAL**



## 5.1 Notification

- (i) Notifications to the Authority and relevant Lead Agencies should be formal and on record.
- (ii) Notwithstanding any other provision in this certificate, ensure that the Project does not cause Biodiversity loss and Pollution including release of greenhouse gases above the allowable limits
- (iii) Emergency notifications shall be **immediately done** to the nearest Police Station; and subsequently to the Authority and Lead Agency within twelve hours including the corrective measures taken.
- (iv) Notify this Authority in writing of the intent to decommission any components of this project, and submit a decommissioning plan **three months** in advance.

## 5.2 Unanticipated Impacts

Mitigate any other undesirable environmental impacts that may arise due to implementation of the project but were not foreseen during the assessment and by the time of issuing this approval; in accordance with Section 122 (2) of the National Environment Act cap 181

## 5.3 Display of NEMA Certificate

Ensure that this Certificate of Approval is displayed at appropriate location(s) within the project site premises and should be available at all times during both the construction and operational phases of the Project. The NEMA Certificate number should also be displayed on all project signposts.

## 5.4 Environmental Audit Requirement

Carry out annual environmental compliance audits in accordance with Section 126 of the National Environment Act, Cap. 181, National Environment (Audits) Regulations, S.I. No. 47/2020 and the National Environment (Environmental and Social Assessment) Regulations, S.I. 143/2020. The first annual audit should be carried out and **submitted twelve (12) months from the date of issuance of this certificate.**

## 5.5 Record Keeping

Ensure proper record-keeping as required under Section 176 of the National Environment Act Cap. 181, and transmit the records to this Authority, in accordance with Section 177 under the same Act.

## 5.6 Operational changes:



Seek written approval from this Authority for any operational changes under this Certificate.

## **6.0 DECOMMISSIONING AND RESTORATION PHASE CONDITIONS**

- (i) Ensure that a decommissioning plan is submitted to this Authority for approval **at least three (3) months** prior to project close-out.
- (ii) Undertake to safely decommission the project components when their life-span comes to an end as per the decommissioning plan, or as will be prescribed by the relevant Lead Agencies or this Authority.
- (iii) Restore all parts of the project site affected by project implementation phases; and undertake proper landscaping, and re-vegetation with suitable indigenous plant and animal species as applicable.
- (iv) Report on the completed decommissioning and restoration activities to this Authority, and other relevant Lead Agencies.

## **7.0 SUSPENSION/WITHDRAWAL/CANCELLATION CONDITIONS**

- (i) The Authority may suspend project operations and/or activities, where there is non-compliance with any of the **Conditions** set out in this Certificate.
- (ii) The Authority may without civil liability, review, vary, suspend, withdraw or cancel this certificate where;
  - a) There is unauthorized modification of the project implementation or operations that were not evaluated at the time of issuing this Certificate.
  - b) Substantive undesirable effects emerge, that were not contemplated during the issuance of this Certificate.
  - c) The developer fails to submit to the Authority, Annual Audit Reports as required under the National Environment (Audits) Regulations, S.I. No. 47/2020
  - d) The developer persistently fails to address non-compliances to environmental regulatory requirements or negative environmental and social impacts occasioned by the project.
  - e) Any other reasons the Authority may consider necessary in the interest of environment or public health needs, change in Government Policy or Law, order of Court or any other reasonable ground.



- c.c: The Permanent Secretary,  
Ministry of Gender, Labour and Social Development,  
**KAMPALA.**
- c.c: The Permanent Secretary,  
Ministry of Tourism, Wildlife and Antiquities,  
**KAMPALA.**
- c.c: The Chief Administrative Officer,  
Kisoro District Local Government,  
**KISORO.**

