



HEJA GAME LODGE

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BACKGROUND INFORMATION DOCUMENT:

THE PROPOSED CONSTRUCTION AND OPERATION OF THE HEJA LIFESTYLE AND COUNTRY ESTATE, KHOMAS REGION, NAMIBIA

PROJECT NUMBER: ECC-062-571-BID-05-D

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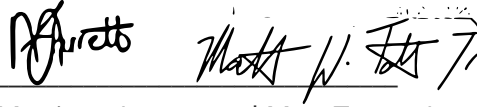
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ABBREVIATIONS

Abbreviation	Description
AADD	average annual daily demand
avg.	average
BID	background information document
COW	City of Windhoek
DWA	Department of Water Affairs
EAP	environmental assessment practitioner
ECC	Environmental Compliance Consultancy (Pty) Ltd
EMA	Environmental Management Act No. 7 of 2007
ESMP	environmental and social management plan
ESIA	environmental and social impact assessment
ha	hectares
HDPE	high density polyethylene
HKIA	Hosea Kutako International Airport
I&APs	interested and affected parties
km	kilometres
kV	kilovolt
m ²	meters squared
m ³ /day	meters cubed per day
MAWLR	Ministry of Agriculture, Water and Land Reform
MEFT	Ministry of Environment, Forestry and Tourism
mm	millimetre
MPa	megapascal
MURD	Ministry of Urban and Rural Development
uPVC	unplasticized polyvinyl chloride
WWTP	wastewater treatment plant

1 BACKGROUND INFORMATION DOCUMENT

1.1 PURPOSE OF THIS DOCUMENT

This document has been compiled to provide interested and affected parties (I&APs) with an introduction to the scope of work for the proposed construction and operation of the Heja Lifestyle and Country Estate within the Khomas Region of Namibia (herein referred to as the Project).

Environmental Compliance Consultancy (Pty) Ltd. (ECC) has been engaged by Heja Game Lodge (Pty) Ltd. (herein referred to as the Proponent) as the environmental assessment practitioner (EAP) to undertake an environmental and social impact assessment (ESIA) for the proposed Project in terms of the Environmental Management Act No. 7 2007 (EMA) and its Regulations of 2012.

This background information document (BID) serves to invite I&APs to register as part of the environmental scoping and assessment process. A platform for I&APs to submit comments, concerns or recommendations will be established and all registered I&APs will be informed about the proposed Project as the ESIA process advances.

This BID includes the following:

- The proposed Project and location;
- The necessity of the Project, potential benefits or adverse impacts anticipated;
- The alternatives that were considered;
- How the ESIA process works;
- The public participation process and how to become involved; and
- Next steps and the way forward.

1.2 DESCRIPTION OF THE PROPOSED PROJECT

The proposed Project area was previously used as a popular game viewing lodge located on the eastern outskirts of the city of Windhoek, until the lodge was closed on 15 July 2023. The approximate 320 hectares (ha) of land is ideally positioned for development into a mixed-use development that will benefit both Namibians and international visitors. Whether for ownership or rental by local residents, or for use by tourists and expatriates, this large property offers significant residential potential. The development will be undertaken in a responsible, phased approach to ensure sustainable growth and long-term success.

The proposed Project will involve the construction of approximately 2000 residential erven, including single residential, townhouse, apartment and mixed-use structures in a 3 phase development to meet the growing demand for diverse types of residential housing in the greater Windhoek area. It should be noted that the Project masterplan may change over time as market demands could potentially change. Commitments will be made to ensure construction and operational activities of the development align with best environmental practices and will be stipulated in the environmental and social management plan.

1.3 PROJECT LOCATION

The Project site is approximately 320 ha in size and is situated 18 km east of Namibia's capitol city of Windhoek. The Project site can be accessed via the B6 highway and D1527 district road leading to Otjihase Copper Mine (Figure 1). The area is governed by the City of Windhoek (municipality), Windhoek Rural Constituency and the Khomas Regional Council.

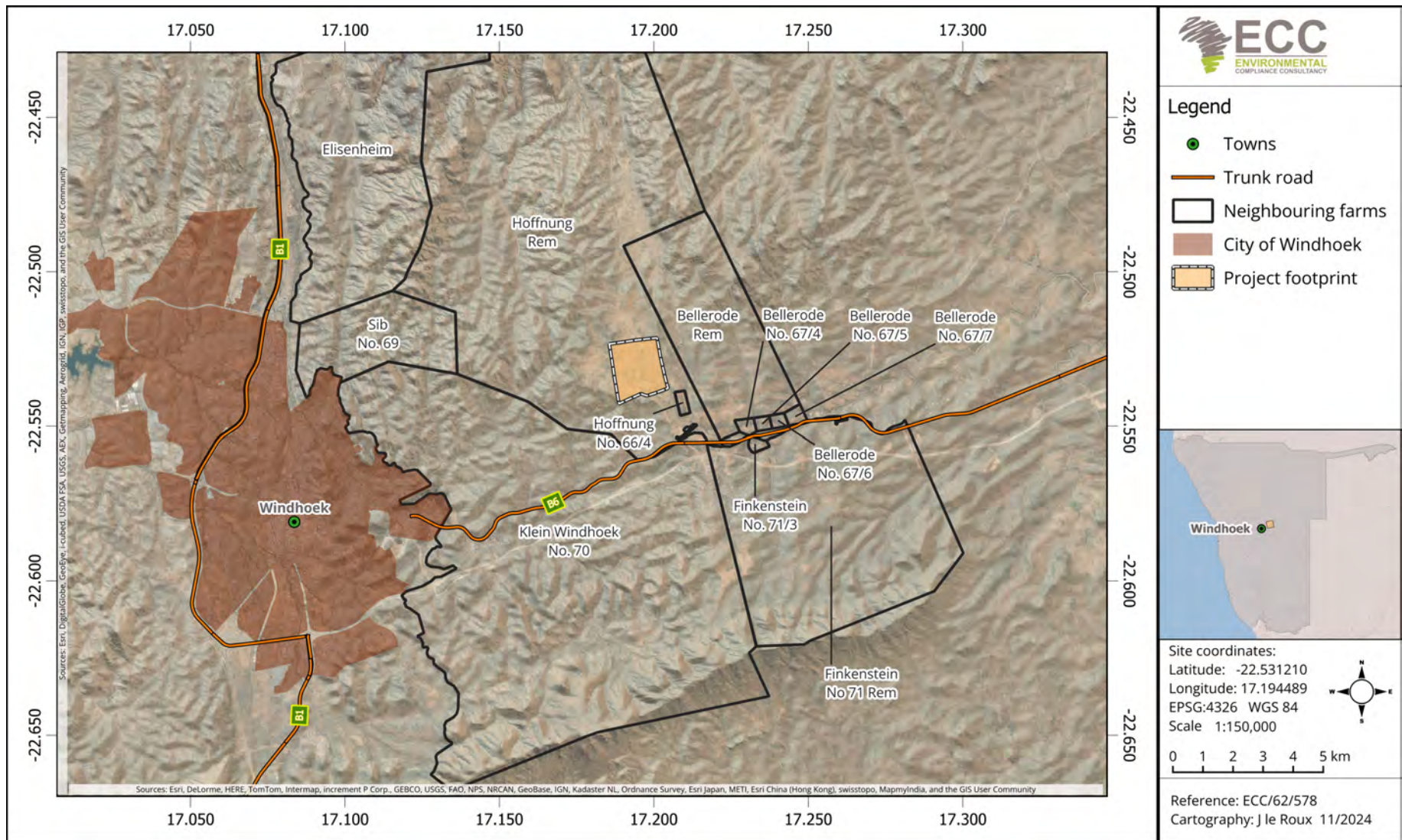


Figure 1 - Location of the proposed Project and nearby stakeholders

1.4 NEED FOR THE PROJECT

Due to the growing demand for diverse types of residential housing in and surrounding Windhoek, developing a well-planned suburban node would be highly beneficial to the Khomas Region. A mixed-use development, incorporating essential amenities such as a school, medical facilities, retail options and potentially even a commercial component, would offer families a unique living environment. A mixed use development outside the Windhoek city centre could also help alleviate the growing traffic congestion within the municipality.

The Heja Lifestyle and Country Estate, designed to harmonize with Namibia's natural beauty, would fill a gap in Windhoek's current residential and various other offerings.

1.5 PROJECT DETAILS - CONSTRUCTION PHASES

1.5.1 CONSTRUCTION

The first stage of the Project will be the site clearance and bulk earthworks to enable the installation of bulk services and internal infrastructure for the development. This will include construction of road layerworks where ground level needs to be raised or lowered to the desired vertical alignments for safe traversing. Roads will be surfaced to bitumen standard. The next stage of the Project development will be the construction of the internal streets, marking of roads, road signage and the construction of sidewalks and the erection of sidewalks. The stormwater infrastructure will also be developed and installed at this stage. This will consist of open natural stormwater flow paths combined with formalised underground stormwater systems within and along the roads and stormwater culvert crossings where roads cross over major watercourses. Stormwater will discharge stormwater at suitable positions in lower lying watercourses, and special attention will be given to erosion protection at the discharge locations to prevent erosion and damage to the infrastructure. Detailed floodline studies are underway to establish the 1 in 50 and 1 in 100 year floodlines of river courses and the dam, to ensure infrastructure and buildings are planned and constructed outside of flood zones.

The next stage of the development will be to construct the water reticulation infrastructure. Bulk water storage will be secured in reservoirs, located at higher elevations. The water reticulation network will comprise the construction of fire hydrants, isolating valves and anchor blocks, which will all be positioned at various angles. The network will use unplasticized polyvinyl chloride (uPVC) class 9 underground pressure pipelines with high density polyethylene (HDPE) erf connections to the individual erven. Thereafter, the sewage system will be constructed, which will be a gravity sewage network consisting of concrete, cast *in-situ* manholes and 110 mm / 160 mm uPVC, heavy duty underground sewage pipes. A number of sewer pump stations will be constructed to collect sewage from the gravity networks and convey this sewage via pumping to the wastewater treatment plant (WWTP). Where pipelines cross through river courses, they will be protected by encasement in 20 megapascal (MPa) concrete and sika swell for enhanced environmental safety.

Erosion protection will also be incorporated in crossings with high flow velocities and erodible soils during flood events. The average sewage flow for the Project under normal circumstances is estimated at 1 830 m³/day and 2 100 m³/day, including 15% rainwater infiltration. This effluent water will be treated to the required Special Standard of the newly proclaimed Water Resources Management Act, No. 11 of 2013 (Annexure 11) using new generation trickling filters to be re-used as grey water to irrigate the development's green spaces. The required licence and approvals will be applied for and sought from the Department of Water Affairs (DWA) and City of Windhoek (COW). The approximate average annual daily demand (AADD) of water required per type of land use for the Project is shown in Table 1.

Table 1 - Land use zoning and appropriate average annual daily demand (AADD)

Land Use	AADD
Single Residential (Avg. erf size of 1000m ²)	1.00 (m ³ /day)
Town Houses (Avg. erf size of 667m ²)	0.80 (m ³ /day)
Apartments (Avg. erf size of 400m ²)	0.60 (m ³ /day)
Admin	0.65 (m ³ /100m ² /day)
Educational	0.60 (m ³ /100m ² /day)
Commercial	0.65 (m ³ /100m ² /day)
Corporate Offices	0.65 (m ³ /100m ² /day)

The bulk water will be supplied by NamWater. A water storage reservoir or reservoirs will be developed to the north of the development, on a higher-lying hilltop. A bulk water supply study will be conducted to assess current capacity of the NamWater scheme from the Booster 2 Pump Station on the Okahandja -Windhoek bulk line to the Otjihase reservoirs and onward to the Hosea Kutako International Airport (HKIA). This assessment will be conducted by NamWater to determine how exactly that water will be sourced and supplied to the development.

Subsequently, medium voltage electrical reticulation will be installed with power to be supplied by NamPower. The electrical reticulation infrastructure will consist of a 11 kV ring network, a low voltage network, service connections, light-emitting diode (LED) street and area lighting and provisions for fibre-optic telecommunications. The proposed new Heja Lifestyle and Country Estate development substation will be a 66 kV/11 kV substation, with a total of three proposed transformer bays, to be equipped/commissioned as the development is completed in phases, based on the current loads and envisioned additional loads of each phase.

A new intersection, which will connect the new Dr Hage Geingob freeway (currently under construction) to the existing B6 highway, is currently being developed. However, a traffic study is underway to determine whether an intersection upgrade will be required, once the new freeway

becomes operational, due to the close proximity (~70 meters) between the existing B6 - D1527 intersection and the new B6 - Dr Hage Geingob freeway intersection currently under construction. The traffic impact assessment is also giving consideration to the D1527 railway crossing and the potential need to upgrade the current level crossing to a road-over-rail bridge.

The various land uses to be developed for the mixed use Heja Lifestyle and Country Estate could include:

- Single residential houses
- Townhouses
- Apartments
- Admin blocks
- Commercial blocks
- Corporate offices
- Medical facility
- Restaurants
- Common area facilities for the residents
- School/s & or training facilities
- Business hotel and/or conference facilities

Concept images for some of the above land uses can be seen in Figure 2 below:



Figure 2 – Heja Lifestyle and Country Estate concept images

Between the subdivisions, along the dam and areas that will not be developed into either residential units or offices, green spaces will be established. These green spaces will consist of trees, grasses and various plants and shrubs. These areas will be set aside for recreational use and aesthetics. This will aid in improving air quality within the development, mitigating urban heat island effects by cooling surrounding areas through shade and evapotranspiration, reduce surface runoff, improve water infiltration and decrease the risk of flooding. Further to the aforementioned, this will promote biodiversity and provide habitats for various species.

The mixed-use lifestyle development will be developed in three (3) phases, with each phase also potentially being constructed in a phased manner, as described below. The timing of each phase's development, as well as the final mix of structures built, will largely depend on demand so the needs of the market are continually complimented.

Phase 1:

Phase 1 (subdivided into 1A, 1B and 1C) will focus on the development of mixed low, medium and high-density residences, as well as potential retirement housing within the Phase 1B and 1C subdivisions.

Phase 2:

Phase 2 (subdivided into 2A and 2B) will focus on the development of educational facilities (within 2A), as well as potential hotel, leisure, restaurant, sport, clubhouse, office, training and conference facilities (within 2B), but always depending on the market demand at the actual time of Phase 2 development.

Phase 3:

Phase 3 (subdivided into 3A and 3B) will focus on the development of additional mixed low, medium and high-density residences. Potential medical facilities may be also considered for construction depending on the needs and demands of the Heja Lifestyle and Country Estate community during Phase 3 development.

The current Heja Lifestyle and Country Estate masterplan is shown in Figure 2 below with each subdivision mentioned above clearly labelled:



Figure 3 - The current Heja Lifestyle and Country Estate 3 phase masterplan

1.6 CONSIDERATION OF ALTERNATIVES

Best practice environmental assessment methodology calls for consideration and assessment of alternatives to a proposed project. The alternatives that will be considered for this Project after initial screening currently include:

- Water supply sources and bulk water storage and distribution system within the development
- Power supply sources
- Access routes
- Infrastructure technologies
- Wastewater treatment plant (WWTP) technologies and locations, as well as reuse alternatives for the treated effluent

2 THE ENVIRONMENTAL IMPACT ASSESSMENT PROCESS

The ESIA is undertaken in terms of the EMA and its 2012 Regulations. The process followed for this ESIA is set out in the flowchart in Figure 4. The construction and operation of the mixed-use lifestyle centre triggers various listed activities as per the EMA and its Regulations. The activities triggered are provided in

Table 2.

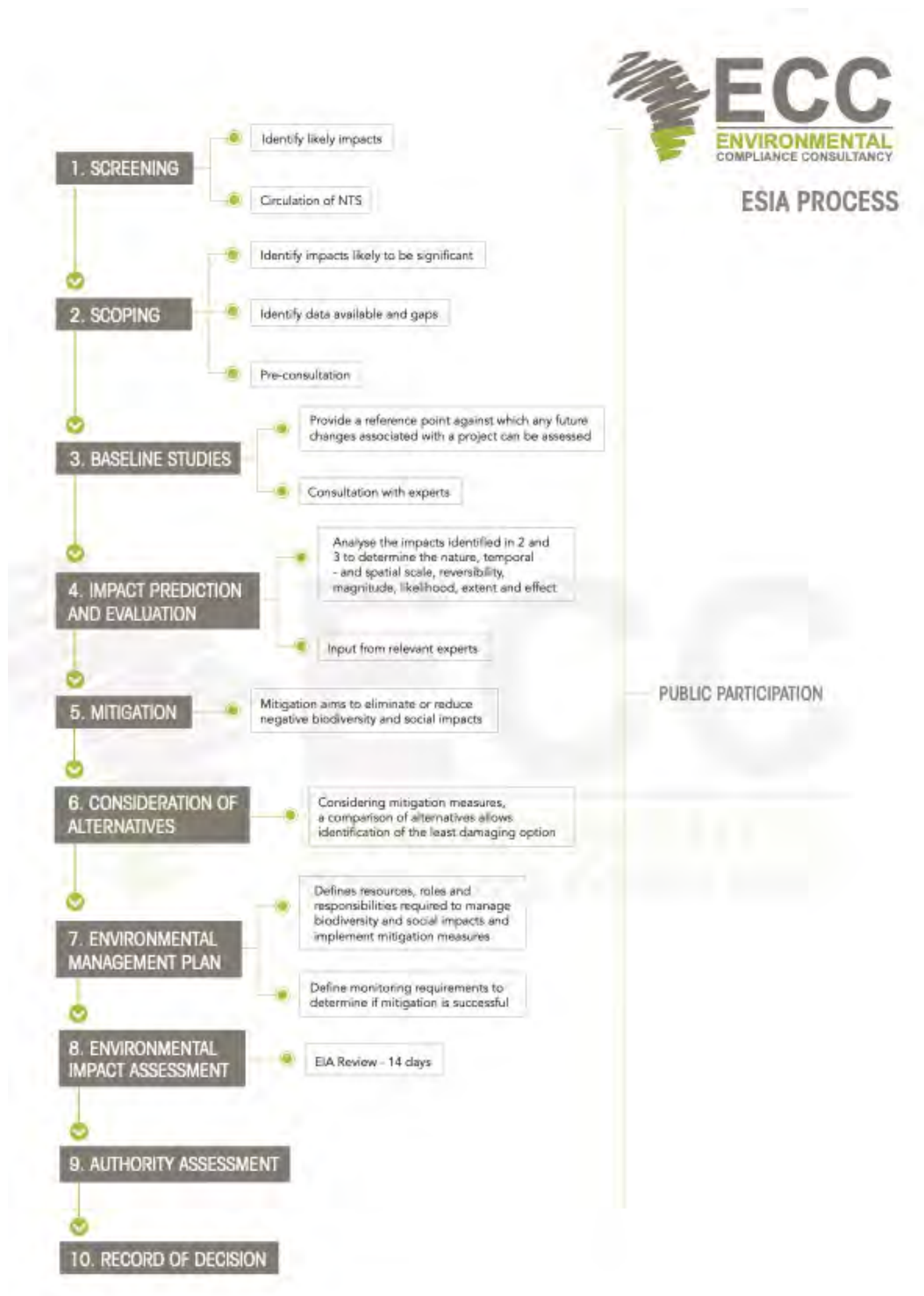


Figure 4 - Flowchart of the environmental and social assessment process

The following government authorities and relevant departments have been identified as the competent authorities for the proposed Project:

- Ministry of Environment, Forestry and Tourism (MEFT)
 - o Department of Environmental Affairs (DEA)

- Ministry of Agriculture, Water and Land Reform (MAWLR)
 - o Department of Water Affairs (DWA)
- Ministry of Urban and Rural Development (MURD)
 - o Directorate of Rural Development Co-ordination
- City of Windhoek (CoW) Municipality
 - o Department of Economic Development and Community Services

The identified competent authorities will be consulted and engaged during the ESIA process. A final decision on the environmental clearance certificate application relating to the Project will be made by the DEA within MEFT.

The environmental scoping and impact assessment process will include:

1. Screening phase (completed);
2. Scoping phase, which includes baseline studies and consultation with key stakeholders and I&APs; and
3. Assessment Phase which includes impact prediction and evaluation of alternatives, assigning mitigation measures and developing conceptual monitoring plans. This phase culminates in the drafting of the ESIA report and draft environmental and social management plan (ESMP) and submission to the appropriate competent authorities.

The main objectives of the ESIA are to:

1. Provide information describing the proposed Project and associated activities;
2. Provide an independent environmental impact social assessment of the activities associated with the proposed Project; and
3. Develop management and mitigation measures associated with any identified potential impacts, where necessary.

2.1 SCREENING

A review of the proposed Project was undertaken, and the findings of the screening exercise were compared against the listed activities; the findings are summarised in

Table 2.

Table 2 - Listed activities triggered by the proposed Project

Listed activity as defined by the Regulations of the EMA	Screening findings and relevance to the Project
Energy generation and transmission and storage activities 1. The construction of facilities (a) Generation of electricity (b) the transmission and supply of electricity	– Energy will be supplied to the development by NamPower through a new reticulation system. – Photovoltaic (PV)-battery systems may be built to generate additional energy for the development. Excess energy generated could be supplied back to the NamPower grid.
Waste management, treatment, handling, and disposal activities (2.1) The construction of facilities for waste sites, treatment of waste and disposal of waste. (2.3) The import, processing, use and recycling, temporary storage, transit or export of waste.	– Waste generated onsite, including construction waste will be removed and disposed of at the municipal waste disposal site at Kupferberg. – Private service providers, such as Rent-A-Drum, may be contracted to aid in managing solid waste collection, removal and recycling during the construction and operation phases of the Project.
Mining and quarrying activities (3.2) Other forms of mining or extraction of any natural resource whether regulated by law or not. (3.3) Resource extraction, manipulation, conservation and related activities	– Extraction of loose material to be used during construction of the lifestyle centre for the foundation of the buildings and houses.
Forestry activities 4. The clearance of forest areas, deforestation, afforestation, timber harvesting or any other related activity that requires authorisation in terms of the Forest Act, 2001 (Act No.12 of 2001) or any other law.	– An already disturbed area will be cleared, and landscaping of the green spaces will be conducted to enhance the appeal.

Listed activity as defined by the Regulations of the EMA	Screening findings and relevance to the Project
Water resources development (8.5) Construction of dams, reservoirs levees and weirs. (8.6) Construction of industrial and domestic wastewater treatment plants and related pipeline systems. (8.8) Construction and other activities within watercourses within flood lines. (8.9) Construction and other activities within a catchment area.	– A water storage reservoir will be developed to the north of the development, on a higher-lying hilltop. – A wastewater treatment plant will be constructed in two phases. Average sewage flow for the Project under normal circumstances is 2 881 m³/day and 3 313 m³/day including 15% rainwater infiltration. This effluent water will be treated to the required special standard of the newly proclaimed Water Resources Management Act, No. 11 of 2013 (Annexure 11) using new generation trickling filters to be re-used as grey water to irrigate the development's green spaces. The wastewater treatment plant is being designed to incorporate modern technologies so any potential impact to the receiving environment is minimized. – The Project borders a river and dam.

The current land use zoning status of the Project area land is currently listed as "Tourist Establishment" and "Agriculture." Therefore, rezoning of the Project land to "Residential" and "Commercial" status with the local municipal authority will likely be required.

2.2 SCOPING

The scoping phase is directed towards defining the range and nature of anticipated potential impacts that may have significance to the biophysical and social environments at the scale of the proposed operations. The appropriate available data and the literature are identified forming the starting point for the assessment.

2.2.1 BASELINE STUDIES

For the proposed Project, most of the baseline information will be obtained through existing studies. Based on the studies and data available for assessment, the following baseline/specialist studies may be conducted after a gap analysis is conducted:

- Soil and land use study
- Heritage study
- Social/Socio-economic study
- Visual study

- Air quality study
- Noise study

The following baseline/specialist studies have been commissioned and will be incorporated into the ESIA report:

- Hydrological/Hydrogeological study
- Traffic study

2.2.2 STAKEHOLDER/I&APS ENGAGEMENT

The public and key stakeholders receive invitations to register as I&APs. After the presentation of the proposed Project and ESIA process through the defined public consultation process, a period for input will be granted for the environmental assessment practitioner (EAP) to receive any additional concerns or comments from registered I&APs. All feedback from the initial public consultation process will be incorporated into the scoping report.

2.2.3 TERMS OF REFERENCE

Based on the stakeholder engagement through the defined public consultation process, including any written correspondence and the baseline studies, the terms of reference (ToR) for the impact assessment may be finalised and submitted to the office of the Environmental Commissioner for approval.

2.3 SCOPING AND IMPACT ASSESSMENT REPORT

The scoping and impact assessment report will be drafted and made available to the registered I&APs for comment before being submitted to the competent authorities: Ministry of Environment, Forestry and Tourism (MEFT), Ministry of Agriculture, Water and Land Reform (MAWLR), Ministry of Urban and Rural Development (MURD) and City of Windhoek. The scoping section of the report will contain a description of the Project and the biophysical and socio-economic environments, the specialist baseline studies (if any) and the stakeholder engagement report.

The impact assessment section will include ECC's ESIA methodology, a discussion on the potential impacts that have been identified and are likely to be triggered, an evaluation of the impact ratings and the management and mitigation measures to minimise the impacts.

2.3.1 POTENTIAL ENVIRONMENTAL IMPACTS

Potential social and environmental impacts should be considered with due regard to the nature and scale of the proposed Project. The potential environmental and social impacts that have been anticipated include the following:

- Surface water and groundwater pollution from construction and urban activity run-off (e.g. sewage, oil, fertilisers etc.);
- Flood risks from altering the natural landscape, which may disrupt drainage patterns;

- Impacts on the current viewshed;
- Artificial light impacts on nocturnal animals;
- Potential human-wildlife conflict;
- Creation of new green spaces that may increase biodiversity within the Project area;
- Rehabilitation of a disturbed site;
- Increased traffic on the B6 and D1527 roadways in the Project area;
- Potential disturbance to heritage objects and sites;
- Increased noise, which may impact local wildlife and neighboring property owners;
- Decreased air quality, which may impact local wildlife neighboring property owners;
- Job creation and economic growth for neighboring communities and the Khomas Region.
- Local social impacts due to the potential influx of people moving to the Windhoek Rural Constituency area;
- Temporary job creation, skill development and transferability during Project construction;
- Decrease in social stress due to the increase in availability of housing for the greater Windhoek area;
- Increase in local area education due to the establishment of a primary and secondary school;
- Increase in local area trade skills due to the establishment of a tourism and hospitality academy;
- Economic stimulus to the City of Windhoek municipality and greater Khomas Region due to both domestic and foreign investment into the development; and
- Increase in socioeconomic cohesion through the construction of both affordable and luxury housing within the same development, while also providing lasting job opportunities to support ongoing development operations.

2.4 ENVIRONMENTAL AND SOCIAL MANAGEMENT PLAN

An ESMP shall be developed for the proposed Project setting out auditable management actions to ensure careful and sustainable management measures are implemented for activities in respect of the surrounding environment and community. The ESMP becomes a legally binding commitment upon approval by MEFT and the Ministry's issuing of the Project's environmental clearance certificate. An environmental clearance certificate is valid for a period of three years and renewal is subject to compliance with the provisions and conditions of the environmental clearance certificate and the ESMP.

3 THE WAY FORWARD – PUBLIC PARTICIPATION

Public participation is an important part of the ESIA process. It allows you, the public and stakeholders to raise concerns or provide valuable local environmental knowledge that can benefit the assessment process, as well as aid in the planning process for the scoping phase of the defined assessment process. At this phase, ECC will perform the following:

- Prepare and submit the application for the environmental clearance certificate in the prescribed manner.
- Identify relevant key stakeholders, authorities, municipalities, environmental groups and interested or affected members of the public, hereafter referred to as I&APs.
- Carry out a public consultation process in accordance with Regulation 21 of the EMA 2007 including:
 - o Distribute the BID for the proposed development and operation of the mixed-use lifestyle centre (this document).
 - o Advertise the environmental application and call for registration of I&APs in two national newspapers.
 - o Open an I&AP register and record all comments of I&APs and present such comments, as well as responses provided by ECC, in the comments and responses report, which will be included in the scoping report that shall be submitted with the application.
- Prepare a scoping and impact assessment report and provide same to registered I&APs for comment; and
- Submit the scoping report and the I&AP comments to the competent authority and Environmental Commissioner for a record of decision.

Your request for registration as an I&AP, as well as any comments on the BID or Project, must be submitted in writing and can be emailed using the details in the “contact us” section below. Registration as an I&AP for the Project can be completed online on ECC’s website via the “projects” page, or by using this link: <https://eccenvironmental.com/projects/>

Registration as an I&AP should be submitted on or before 28 February 2025.

We welcome any enquiries regarding this document and its content. Please contact:

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