



Submitted to: Heja Lodge (Pty) Ltd
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REPORT:

PUBLIC CONSULTATION DOCUMENT FOR THE HEJA LIFESTYLE ESTATE, KHOMAS REGION, NAMIBIA

PROJECT NUMBER: ECC-62-571-REP-12-D
REPORT VERSION: REV 01
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Client Representatives: Mr Lappies Laubscher

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ENVIRONMENTAL COMPLIANCE CONSULTANCY CONTACT DETAILS:

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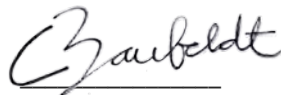
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ABBREVIATIONS

Abbreviation	Description
BID	background information document
CoW	City of Windhoek
EAP	environmental assessment practitioner
EC	Environmental Commissioner
ECC	Environmental Compliance Consultancy (Pty) Ltd
ED	Executive Director
e.g.	example
EIA	environmental impact assessment
EMA	Environmental Management Act, No. 7 of 2007
ESMP	environmental and social management plan
I&APs	interested and affected parties
ITS	Innovative Transport Solutions (Pty) Ltd
kV	kilovolt
Ltd.	limited
m ³	cubic metre
MEFT	Ministry of Environment, Forestry and Tourism
mm	millimetre
MURD	Ministry of Urban and Rural Development
MVA	megavolt-ampere
NamWater	Namibia Water Corporation
Pty	proprietary
RoD	record of decision
WCE	Windhoek Consulting Engineers

1 SUMMARY OF PUBLIC MEETING AND COMMENTS FROM INTERESTED AND AFFECTED PARTIES (I&APS)

1.1 INTRODUCTION

Environmental Compliance Consultancy (Pty) Ltd (ECC) has been appointed by Heja Lodge (Pty) Ltd, the Proponent, to conduct a scoping study with impact assessment in accordance with the Environmental Management Act, No. 7 of 2007 (EMA) and its Regulations of 2012, for which an application for an environmental clearance certificate will be submitted for the proposed construction and operation of the Heja Lifestyle Estate, Khomas Region, Namibia.

The proposed Project (referred to as “the Project” herein) involves the construction of a mixed-use development comprising approximately 1 200 residential erven, including single residential, townhouse, apartment and mixed-use structures. This development aims to meet the growing demand for diverse housing types in the greater Windhoek area. The proposed Project site is situated on a portion of Hoffnung Farm No. 66 in the Windhoek Rural Constituency, Khomas region.

The D1527 district road will serve as the main access road to the development and will have to be upgraded to an acceptable standard. This will include a material investigation to determine the extent of the required upgrade/rehabilitation of the road. Intersection upgrades are anticipated for the main B6/D1527 intersection, as well as the primary accesses into the development.

The community directly affected and/or interested was identified and invited to attend a public meeting, which was held on the 06 November 2025 at 18:00 at the Namibia Scientific Society in Windhoek. Thereafter, the draft scoping plus impact assessment report and the draft environmental and social management plan (ESMP) were submitted to the Executive Director (ED) at the competent authority, being the Ministry of Urban and Rural Development (MURD) and the Environmental Commissioner (EC) at Ministry of Environment, Forestry and Tourism (MEFT), City of Windhoek (CoW) and registered interested and affected parties (I&APs) for their review and commentary from 27 March 2026 to 07 April 2026.

A summary of the feedback received from the public (this report) will be issued to registered I&APs and the competent authority - MURD, MEFT and CoW to accompany the final scoping plus impact assessment report as part of the environmental clearance certificate application, for a record of decision (RoD).

1.2 PUBLIC MEETINGS SUMMARY

The stakeholder meeting was facilitated by Mr Matt Totten Jr, Geologist (ECC) – with technical support from Ms Monique Jarrett (ECC), Mr Sam Shinyemba (ECC), Mr Jannie Swiegers (Windhoek Consulting Engineers (WCE)), Mr Erastus Haludilu (WCE) and Mr Gert Burger (WCE).

The welcoming and agenda of the meeting included an introduction to ECC by Mr Totten as an independent environmental consulting company commissioned by Heja Lodge (Pty) Ltd as the environmental assessment practitioner (EAP) to conduct the Project's environmental clearance certificate application. Mr Totten also presented a brief overview and description about the proposed Project.

Mr Swiegers, Mr Burger and Mr Haludilu of WCE then gave a technical presentation on behalf of the Proponent, providing technical and engineering details about the proposed Project's location, bulk water supply, stormwater management, wastewater treatment plant and bulk electricity supply plans. The objective of the public meeting was to engage stakeholders and to identify and address any concerns held regarding the proposed Project.

To conclude the presentation, Ms Jarrett (ECC) then explained the environmental assessment process as well as the current status of the proposed Project's environmental clearance certificate application. This included aspects and concerns about the impacts of the proposed development on the biophysical and social environments, potential mitigation and monitoring measures, and how the attendees, as registered I&APs, could contribute to the process and development of the proposed Project's ESMP. The floor was then opened for questions, comments and further discussion.

1.3 KEY FEEDBACK ON ISSUES OF CONCERN – PUBLIC MEETING

The summary of comments received from the public meeting presented useful and valuable input in setting out the environmental clearance certificate application scope through questions asked and points raised. From an overall review of the recorded statements, the key common themes of concern that were raised can be summarised in the following categories:

1.3.1 ELECTRICITY DEMAND AND POTENTIAL IMPACTS ON NEIGHBOURING COMMUNITIES

Questions were raised by an attendee as to how the new Heja Lifestyle development would impact electricity service to the neighbouring communities such as the Finkenstein Nature Estate, specifically:

- If NamPower's bulk supply line has the capacity to supply electricity to the new development;
- Who would be financially responsible for required capacity improvements for the new Estate; and
- If electrical faults at the new development could impact electrical supply and infrastructure at neighbouring communities.

1.3.2 WATER SUPPLY DEMAND AND POTENTIAL IMPACTS ON THE UNDERLYING GROUNDWATER AVAILABILITY

Questions were raised by an attendee as to how the new Heja Lifestyle Estate would impact groundwater in the area, including the development of groundwater supply systems for emergency drought periods.

1.3.3 WASTE MANAGEMENT AND COLLECTION

Questions were raised by an attendee as to how the new Heja Lifestyle Estate development would manage its various waste streams. The primary concern raised was how building construction rubble and garden refuse would be managed as transport of such waste is a major challenge and expense for neighbouring communities.

1.3.4 PUBLIC TRANSPORTATION CONCERNS AND OPPORTUNITIES FOR IMPROVEMENT

The lack of existing public transport options in the form of CoW public bus routes was raised as a major concern and existing challenge for the area's communities.

1.3.5 IMPACT OF THE NEIGHBOURING OTJIHASE MINE ON THE HEJA LIFESTYLE ESTATE AND NEIGHBOURING COMMUNITIES

Concerns were raised about the potential impacts of the Otjihase Mine's re-commissioning on the proposed Heja Lifestyle Estate and surrounding communities.

1.4 DETAILED COMMENTS AND RESPONSES FROM THE PUBLIC TO DATE

Comments regarding the proposed Project to date were received during the stakeholder meeting, via email submission, and via telephone, which are included in this document in Table 1 below. Responses by the EAP and the Proponent's technical team are also included in this table.

The newspaper advertisement tear sheets that publicly advertised the Project and 06 November 2025 public meeting are shown in Appendix A. The stakeholder letter sent to identified stakeholders is presented in Appendix B. The photographs and coordinates of the physical site notices posted around the proposed Project site area are shown in Appendix C. The background information document (BID) is showcased in Appendix D. The 06 November 2025 public meeting attendance register is shown in Appendix E. The list of registered I&APs is shown in Appendix F. The 06 November 2025 public meeting power point presentation slides are shown in Appendix G.

Further comments were welcomed after the initial registration period and public review period. The public consultation period was open for I&APs until 07 April 2026. The final scoping study with impact assessment report for the Project is hereby submitted to the competent authority and MEFT for review and RoD.

Table 1 - Comments and responses from feedback received during the initial I&AP registration period

Name and stakeholder details	Comment/question received	Response/clarification
Shaun Fobian Interested person Personal future investment opportunity	I have a personal interest in this development project as a future investment opportunity. Given the current water supply issues and growing demand for the Windhoek area, I am particularly interested in the planning around securing water as a resource.	At the Proponent's request, Namibia Water Corporation (NamWater) conducted a bulk water supply study to assess whether the proposed Heja Lifestyle Estate could be supplied through the existing Otjihase–Hosea Kutako International Airport water supply scheme. NamWater confirmed that it can provide approximately 200 000 cubic metres (m³) of water per year for Phase 1 of the development. However, additional infrastructure upgrades will be required to meet the demand of Phases 2 and 3. A groundwater borehole network will be developed only as a backup supply during periods of severe drought, with the potential to also support neighbouring communities during such times.
Roderick Lautenbach Mackintosh Lautenbach Architects Namibian Architecture Consultant Sustainable integration of the built environment around a water reservoir.	1. Looking at the plan on page 13 of 23 [of the Background Information Document], ECC Report No: ECC-062-571-BID-05-D, it seems that the design has been imposed on the landscape vs integrating it into the landscape. There are a lot of cross contour instances of road and properties which create a very difficult stormwater management scenario and lead to erosion unless expensive mitigation devices are employed. It is still early days but it seems that the "best practice ethic" is missing based on what I have seen.	1. A detailed flood survey study, considering both pre- and post-development conditions, was undertaken by the Proponent following the publication of the BID. Flood maps for the 50-year and 100-year return periods were produced to guide updates to the development's layout and design. Consequently, all erven have been positioned outside the 1-in-50-year flood zone and finished floor levels will be constructed at least 250 millimetre (mm) above the 1-in-100-year flood elevation, in accordance with CoW requirements.

Name and stakeholder details	Comment/question received	Response/clarification
	2. Also, I see that the design consultants are foreign nationals without legal position to practise in Namibia. Surely local content can spearhead the design to bring economic sustainability in terms of trickle down in the Namibian economy to balance the developers grassroots initiatives?	Culverts and crossings over the three (3) main inflow streams have been designed to accommodate the calculated stormwater flows, with erosion protection planned downstream of the main outflows. The dam spillway will be upgraded during Phases 2 and 3 to handle 200-year flood events. Access will be maintained to all development areas during a 1-in-50-year flood event. In addition, green corridors will be established to preserve internal watercourses and support effective stormwater management. 2. A South African property development company specialising in high-quality, mixed-use precincts were invited to contribute their expertise in structuring large-scale developments, development finance and implementation strategy. Majority of the current consultants and specialists engaged are local Namibians, and going forward, all statutory approvals, consultants and contractors will be Namibian, wherever possible. This is a collaboration focused on capacity building, not displacement, ensuring that Namibian professionals, contractors and labour lead the implementation, with South African partners providing technical expertise and mentorship, where needed.

Name and stakeholder details	Comment/question received	Response/clarification
		The urban designer, Boogertman + Partners, was appointed by the Proponent for their extensive experience in designing sustainable, mixed-use precincts. Boogertman + Partners will collaborate with Namibian architects responsible for local compliance, council submissions and site supervision. There will also be multiple opportunities for local architects to design individual homes and buildings within the precinct.
Oom Koos Interested person	Please send me all the documents. Will there be sufficient water?	At the Proponent's request, NamWater conducted a bulk water supply study to assess whether the proposed Heja Lifestyle Estate could be supplied through the existing Otjihase–Hosea Kutako International Airport water supply scheme. NamWater confirmed that it can provide approximately 200 000 m ³ of water per year for Phase 1 of the development. However, additional infrastructure upgrades will be required to meet the demand of Phases 2 and 3. A groundwater borehole network will be developed only as a backup supply during periods of severe drought, with the potential to also support neighbouring communities during such times.
Dewald du Plessis	Finkenstein Nature Estate is located opposite the B6 road where the proposed development is to take place. We have an interest in how the developer will provide water, electricity and sewerage services to the new development. We also care on how the groundwater	Based on the NamWater water supply study, the proposed development can be serviced through the existing Otjihase–Hosea Kutako International Airport water supply scheme. NamWater has confirmed the availability of approximately 200 000 m ³ of water per year for Phase 1. However,

Name and stakeholder details	Comment/question received	Response/clarification
Finkenstein Homeowners Association Chairman	reserves in the area will be protected. We are also interested in how the road network will be affected.	additional infrastructure upgrades will be required to meet the increased demand for Phases 2 and 3. A groundwater borehole network will be established solely as a backup supply during severe drought periods, with the potential to support neighbouring communities in times of water scarcity. According to the NamPower electricity supply study, the existing bulk supply line has sufficient capacity to meet the development's initial energy requirements. Incremental infrastructure upgrades will be implemented to accommodate future demand as the development progresses. As the grid connection will be made directly to the bulk supply line with appropriate protection systems, the Heja Lifestyle development's operations or faults will not impact downstream customers, including Finkenstein. The traffic study conducted by Innovative Transport Solutions (Pty) Ltd (ITS) determined that the existing road network has adequate capacity to accommodate traffic generated by the development. However, the intersection of the D1527 district road and the B6 trunk road does not require an upgrade but potentially will be. Additionally, a ring road will be constructed within the Heja Lifestyle Estate

Name and stakeholder details	Comment/question received	Response/clarification
		development to ensure efficient internal circulation and access for residents.
Tylvas Ndjaba Forty-five investments CC Interested Person with interest in establishing an agricultural project within the estate; specifically a vineyard for the cultivation of wine grapes to supply a boutique beverage operation.	I am writing to formally declare my interest and support for the Lifestyle Country Estate development planned for the former Heja Game Lodge site. The proposed development presents a visionary opportunity to combine lifestyle, sustainability, and agriculture in one integrated environment. In alignment with this vision, I am particularly interested in establishing an agricultural project within the estate specifically, a vineyard for the cultivation of wine grapes to supply my planned boutique beverage operation. The former Heja Game Lodge area is known for its abundant water resources and existing infrastructure, which make it a suitable and sustainable location for viticulture. I am confident that these natural and infrastructural advantages will support the successful development and long-term viability of this project. This initiative will not only contribute to the economic diversification of the estate but also enhance its tourism and lifestyle appeal, creating synergy between nature, local enterprise, and community development. I	Thank you. Your comments are duly noted and will be provided to the Proponent.

Name and stakeholder details	Comment/question received	Response/clarification
	believe this project aligns strongly with the broader goals of the Lifestyle Country Estate. I would greatly appreciate the opportunity to discuss this proposal further and to explore potential collaboration or inclusion of this concept within the estate's master development plan.	
Morne Visser Bachmus Fuel and Oil Supplies Retail Manager	I have attempted to locate a contact for the client but could not find one in the EIA report. Could you kindly advise if there will be an opportunity in the future to establish a service station at Heja Lifestyle Estate?	Thank you. Your comments are duly noted. All public information regarding the Project's environmental clearance certificate application is available on ECC's website here: https://eccenvironmental.com/download/heja-lifestyle-and-country-estate/ The construction of a fuel station is currently not included among the listed activities for the Project (proposed scope of work).
Marnus Drotsche Finkenstein Village resident	- Water supply - Electricity supply - Construction crew housing	Based on the NamWater water supply study, the proposed development can be serviced through the existing Otjihase-Hosea Kutako International Airport water supply scheme. NamWater has confirmed the availability of approximately 200 000 m³ of water per year for Phase 1. However, additional infrastructure upgrades will be required to meet the increased demand for Phases 2 and 3. A groundwater borehole network will be established solely as a backup supply during severe drought periods, with the potential to

Name and stakeholder details	Comment/question received	Response/clarification
		support neighbouring communities in times of water scarcity. According to the NamPower electricity supply study, the existing bulk supply line has sufficient capacity to meet the development's initial energy requirements. Incremental infrastructure upgrades will be implemented to accommodate future demand as the development progresses. As the grid connection will be made directly to the bulk supply line with appropriate protection systems, the Heja Lifestyle Development's operations or faults will not impact downstream customers, including Finkenstein. Majority of construction personnel will be transported to the site daily by the appointed contractors. Only essential security staff will be accommodated overnight at the Project site.
Marisa Kelly Finkenstein Estate resident	General concerns associated with living nearby.	Thank you. Your comment is duly noted.

Table 2 - Comments and feedback from the 06 November 2025 public meeting

Namibia Scientific Society Thursday, 06 November 2025			
Name	Stakeholder details	Comment/question received	Response/clarification
Dewald du Plessis	Finkenstein Homeowners Estate Chairman	What will the electricity demand for the Heja Lifestyle Estate development be as the Finkenstein Estate is already at capacity, especially during the winter months when demand is highest by the residents?	Finkenstein is likely limited in electricity capacity not by the bulk electricity supply capacity, but by Finkenstein's own reserve capacity based on the infrastructure currently in place at the development. Currently, there is bulk capacity available of 1.5 megavolt-ampere (MVA), which is open for any customer to access. With the Heja Lifestyle Estate development in mind, its phased development will entail the construction of new substations with existing substations likely being upgraded, not only at the Finkenstein Substation, but upstream at the Elisenheim Substation as well through available bulk supply capacity. The capacity growth will likely be in steps of 2.5 MVA transformer installations up to a total capacity of 20 MVA at the Finkenstein Substation, where 7.5 MVA would be allocated to the Heja Lifestyle Estate development. All of the additional capacity that is required, the development will pay for and any necessary upgrades will also be made. This means no encroachment on any existing client's capacity will occur.
		If there is an electrical issue at the Heja Lifestyle Development, such as an electrical trip, would such an event affect nearby communities such as Finkenstein?	All necessary protections will be in place; therefore, the correct view is not that the Heja Lifestyle development will connect to Finkenstein's electrical network, but rather that it will connect directly to NamPower's 66 kilovolt (kV) bulk

Namibia Scientific Society
Thursday, 06 November 2025

Name	Stakeholder details	Comment/question received	Response/clarification
			supply line running east-west to the power station. The supply will be stepped down from 66 kV to 33 kV at the existing Hoffung substation, and then further reduced to 11 kV at the new Heja Intake Substation to be constructed for the development. Any electrical faults occurring within the Heja Lifestyle Development will therefore be isolated well before they can affect either the bulk supply line or any downstream consumers such as Finkenstein.
		Will there be new overhead powerlines from the existing substation to the new development?	There is an existing 66 kV overhead line running between Finke Substation and Hoffnung Substation, which currently supplies the Otjihase Mine. The planning is that a new 33 kV overhead line will be built adjacent to the current overhead line servitude that will connect the Hoffnung Substation to the new Heja Intake Substation. There will be an additional overhead line, but constructed just next to the existing line, which can be accommodated as the different overhead lines will be at different heights.
		Regarding water supply, it was discussed that a borehole water supply network would be constructed for use in times of emergencies. The area experienced an emergency due to drought a 2-3 years ago where the existing boreholes on and next to the Heja property were there, but never connected to	This is a viable option worth pursuing to align the backup borehole schemes of both developments, providing mutual benefits to the communities during emergency drought periods.

Namibia Scientific Society
Thursday, 06 November 2025

Name	Stakeholder details	Comment/question received	Response/clarification
		Finkenstein's supply network. Is it possible that the new groundwater supply lines could not only be connected to the Heja Lifestyle development, but also to the Finkenstein supply network?	
		Waste management and collection is a current issue for all existing communities in the surrounding proposed Project area (e.g. Finkenstein, Kapps Farm, etc.). The collection and dumping of garden refuse and building rubble at either the Ludwigsdorf Satellite Refuse Dump or the Kupferberg Landfill and the transport distances required make such disposal very difficult expensive for communities. Is there a possibility that the new development's increase in waste could create an opportunity to engage with the City of Windhoek to create a new satellite refuse dump for the area's communities?	The comment is noted and has been addressed in the environmental clearance certificate application. Options and alternatives for effective waste management in the new development and surrounding communities have been explored.

Namibia Scientific Society
Thursday, 06 November 2025

Name	Stakeholder details	Comment/question received	Response/clarification
		The lack of any public transport, such as public busses, for the area is a very real issue for the existing communities. Is it possible to engage with City of Windhoek to arrange for new bus routes to provide public transport to the communities of the area?	Thank you, the comment is duly noted. The traffic study that was conducted for the development has made provisions for construction of bus bays on the D1527 district road and development's ring road so buses can come and service the development and the greater area.
Marnus Drotsche	Finkenstein Village Resident	What impact will the newly reopened Otjihase Mine have on the new development and surrounding communities, especially with regard to impacts to water and the increase in usage of the train siding (due to the mine operations)?	The comment is noted. As part environmental clearance certificate application, cumulative impacts have been assessed, including the influence of surrounding projects and their demand on shared resources. Should the Otjihase Mine resume operations, the environmental assessment will also consider how its activities and shared resource use may affect both the proposed development and existing neighbouring residents.

Table 3 - Comments received from I&APs during the public review period of the draft scoping plus impact assessment report (27 March 2026 - 7 April 2026)

Name	Stakeholder details	Comment/question received	Response/clarification
Marisa Kelly	Owner and resident of a property at Finkenstein Estate	General concerns about how a large-scale development will affect my quality of life at a nature estate, which I chose to move to for the tranquil atmosphere.	The concern is acknowledged. The assessment identified that construction activities may result in temporary disturbances (e.g. noise, traffic, and visual impacts). However, these are short-term and will be managed through measures outlined in the ESMP. During operation, the development is designed as a low-density lifestyle estate incorporating green spaces and controlled infrastructure. Residual impacts on surrounding areas are assessed to be low after mitigation and are not expected to significantly affect the overall tranquillity or quality of life of neighbouring estates. The phased development approach and ongoing stakeholder engagement will further ensure that potential impacts are effectively managed over time.

2 ACKNOWLEDGEMENTS

In closing the public meeting, ECC thanked all I&APs for their attendance and for providing valuable feedback during the stakeholder meeting. Through the stakeholder meeting process, the Proponent and ECC have endeavoured to provide a platform to hear and address all relevant comments put forward by I&APs.

ECC further endorsed the fact that constructive feedback from I&APs results in a more robust and improved assessment. This process results in a project that is understood by I&APs and the broader community. I&AP feedback will contribute to identifying the potential impacts to be assessed and concerns to be considered and addressed as the Project progresses.

APPENDIX A - ADVERTS

TUESDAY 21 OCTOBER 2025

Market Watch

7


ECC

**NOTICE OF AN ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT AND PUBLIC MEETING FOR THE
PROPOSED CONSTRUCTION AND OPERATION OF THE HAJA LELANG AND COUNTRY ESTATE, BONGMAS
REGION, HAMBURA.**

Environmental Compliance Consultancy (Pty) Ltd provides this notice to members of the public that an application for an environmental clearance certificate in accordance with the Environmental Management Act, No. 7 of 2002 and associated 2012 Regulations has been made for the proposed Project as stated above. Members of the public are invited to register as an interested and affected party (IAAP) and provide input into the environmental and social Impact Assessment (ESIA) process:

Applicant: Haja Lelang (Pty) Ltd
Environmental Assessment Practitioner (EAP): Environmental Compliance Consultancy (Pty) Ltd
Location: 180m east of Witbooiweg and are accessed via the
D16 highway and D1621 district road leading to the
Ojibane Copper Mine
-26.01213 S, 17.194889 E
ECC-6571

Project Description:
Key Features:

Proposed Project Activity: The proposed Project will involve the construction of approximately 1,200 residential units, including single residential, townhouse, apartment and mixed-use structures in a multi-phase development that meet the growing demand for diverse types of residential housing in the greater Witbooi area. The approximate 320 hectares (Pta) of land is ideally positioned for development into a mixed-use development that will benefit both Hambura and International visitors. Whether for ownership or rental by local residents, or for use by tourism and enterprises, this large property offers significant residential potential. It should be noted that the Project's sustainability may change over time as market demands could potentially change.

IAAPs Registration: The purpose of the registration period is to introduce the proposed Project, allow IAAPs to register and comment on the Project and to ensure that potential issues and concerns are brought forward so that they can be considered and managed during the Impact Assessment process.

Public Meeting
Date: 6 November 2025
Time: 18:30
Location: Hambura Scientific Society
110 Robert Mugabe Avenue, Witbooi

IAAPs and stakeholders are required to register for the Project at: <https://environmentalcompliance.co.za/submit-iaap/>
info@ecc.co.za or scan the QR Code below:



ECC will also provide registered IAAPs input opportunities and review periods (during the assessment process).

Contact: Environmental Compliance Consultancy
P.O. Box 91191, Sea View, 7980 | Tel: +27 (0) 21 559 1100 | Email: info@ecc.co.za | www.ecc.co.za
Website: www.ecc.co.za | Email: info@ecc.co.za


AL-ANON
Help for
relatives of Alcoholics

**AL-ANON Family groups offer help
for friends and relatives
of alcoholics.**

**They provide assistance
for people who live
with alcoholics.**

**Mail: vollmerdj@telecom.na
Dawnnam@gmail.com
Cell: 081 256 6229**

VENUE: cnr Lüderitz and Kasino Street
DATE AND TIME: Thursdays at 19H00

**Action, Activism and
Networking for Victims
and Families of
Child Abuse!**



mvmn.healingwings@gmail.com

TRUST FOR ABUSED CHILDREN






OMGEWINGS- EN SOSIALE IMPAKTSTUDIE (ESIA) VIR DIE BEPLANTE ONTWIKKELING VAN DIE VENUS OLIEVED IN PEL0056/BLOK 2913S, AFLANDING VAN SUID NAMIBIA.

Kenningsleging van die beskikbaarheid van die Konsep Omgewings- en Sosiale Impak Beoordeling verslag en deelname aan publieke konsultasie geleentheid om deel te neem aan die heraanlegings proses en indieneling van kommentaar.

SLR Consulting (Nambija) het die konsep Omgewings- en Sosiale Impak Beoordeling (ESIA) verslag en Omgewingsbeoordelingsplan (OMP) vir die voorgestelde projek voltooi konsultasie met die Wet op Omgewingsbeoordeling 2007 en die Regulasies vir Omgewings Impak Assessering (ESIA 2002).

Belanghebbendes en Geïnteresseerde Partye (BIPAPs) word uitgenooi om die verslag en plan in kennis te stel en om die opskryfde konsultasie geleentheid soos hieronder geskeduleer, by te woon.

Naam van applicant: TollanEnergie EP Nambija B.V. ("TEPENA") en hulle Geassosieerde Ontwikkelaar (Ow) (Nv) Venusa (Bare Oats)Energy International EPC LLC, Impact Oil & Gas, en NAMCOOP.

Aard en ligging van voorgestelde aktiwiteit:

TEPENA en sy Afnemende deel van die Venus-olieveld in PEL0056/BLOK 2913S, sal ongeveer 320 km suid-oos van Luderitz in westerse deel van –3000 m geleë is, in die oostelike Kaap. Die Projek sal die laer half van die Koraalrivier insluit, die insluiting van die geassosieerde onderwilde infrastruktuur, en die vervoer van "in Drynende Produkte, Ophoërs- en Afval Vuurtyd (PFSO). Die geprosedure eie van die "in Oornames-Geopasioneerde Produkt Tinkels" van "in PFSO opgevoerd" om dan na "in kontenerise geleentheid te bed by Walvisbaai seun en oorsagte woorde vir vervoer na sy finale bestemming. Konstruksie- en bare aktiwiteite word versag om gewaar te maak dat die Finste Belagings Sentral (FD) te begin, met "in daagse-inisiatie fase van 4 jaar en "in produksie lewe van 20 jaar.

Omgewingskonsekwensies: SLR Environmental Consulting (Nambija) (Edms) Bpk. (SLR) is aangewys deur die vennootskap om die Omgewings- en Sosiale Impak Studie (ESIA) uit te voer. SLR word ondersteun deur 'n ander Nambijiese firma, Urban Dynamics Africa (Edms) Bpk., om die publieke konsultasieproses in terme van die wet en regulasies te ondersteun.

Kontak Persoon: Ernst Simon
 Posbus 23807, Windhoek
 Cell/MS/WhatsApp: +264 81 126 5188 or +264 81 304 8251
 E-Pos: ESIA@UrbanDynamicsDev@urandyn.com



Beeldskeduleer van die Konsep ESIA verslag vir publieke konsultasie en kommentaar.

Die Konsep ESIA- verslag is beskikbaar vir 'n openbare konsultasie- en kommentaar periode vanaf 1 November tot 3 Desember 2025. Dit sal geleë in verskeie belanghebbendes en Geïnteresseerde Partye (BIPAPs) om kommentaar te lewer op die potensiale impak en bevestigings soos uitgedra in die Konsep-ESIA-verslag. Kopieë van die volle Konsep ESIA verslag word die Nieu-Tegiese Opvoering sal op 1 November 2025 vir versorging by die volgende plaaslike beskikbaar wees: Walvisbaai Munisipaliteit, Kueland Binskeid, Luderitz Stadsraad, Luderitz Potensie Binskeid, Kerkstroom Munisipaliteit, Rikema Stadsraad, Gharaba Dorpsraad, Bied Windhoek Ombudsman Diea Stensuur, Omgewings Omgewings en Beskerming Munisipaliteit, Binskeidse kopieë sal word by Urban Dynamics by logonname e-posse en verskeie verskeie met of afgaafte word op <https://www.environmentalpublicdocuments/ESIA-VenusOffshore-Dev/>. Die Nieu-Tegiese Opvoering is beskikbaar in Engels, Afrikaans, Nambijies, Oshanaans, Oshanaans, Oshanaans en Nama/Damara.

Publieke konsultasie vir die ESIA fase sal vanaf 3 November tot 31 Desember 2025 plaasvind.

Alle Belanghebbendes en Geïnteresseerde Partye (BIPAPs) word hiermee genooi om die gatskeduleerde publieke konsultasie geleentheid by te woon teen die onderstaande tye en plekke. Die doeltreffende van die publieke konsultasie is "in 'n toegang van die projekontwerp te sien, die bevestiging van die ESIA te bed en (BIPAP) te bed en kommentaar te bed op kommentaar te lewer of te bed. Op-Plaas byvoerkomende sal ook aangeleë en te bed. Vir Informasie plaaslike soos bedaan wat BIPAPs eie geleë gedurende die aangelegde publieke konsultasie kan bedryf en wend direk met die projek ontwikkelaar en die ESIA-opsig op 'n informasie verskeie konsultasie kan word.

Die skedule en aard van die virtuele aangelegde geleentheid by te woon, kan verskeie die webadres hiermee verskei word: <https://www.environmentalpublicdocuments/ESIA-VenusOffshore-Dev/>.

Die skedule vir die inskrywing van getekende kommentaar op die ESIA verslag aan Urban Dynamics la 3 Desember 2025.

Dag/daad	Datum	Versaagde	Op-Hour	Versaagde
Kaasbaanwop	3 November	Schurbaanbaan Gatsbaan	14:00 – 17:00	17:30 – 19:30
Beethaile	4 November	Beethaile Gatsbaanwop	10:30 – 12:30	13:00 – 15:00
Virtueel Aartyn	5 November	Aartyn versaagde: Versaagde van aartynse aartynse van die projek		13:00 – 15:00
	6 November	Luderitz: Nieu Waterloot Cornelius Frederik Kaasbaanse Kamer	13:00 – 15:00	17:30 – 19:30
	6 November	SL Peter's Kerkhof	12:00 – 14:00	08:30 – 11:30
Luderitz	7 November	Luderitz: Nieu Waterloot Cornelius Frederik Kaasbaanse Kamer	13:00 – 15:00	12:30 – 14:30
	8 November	Luderitz: Nieu Waterloot Cornelius Frederik Kaasbaanse Kamer	08:00 – 11:00	11:00 – 13:00
Omgewings	10 November	Richard's Lewis Staal	13:00 – 15:00	19:30 – 21:30
Virtueel Aartyn	13 November	Aartyn versaagde: Fokus op Maritime Ekologie en Vassie-impak.		08:30 – 10:30
Windhoek	13 November	UN Plaza Bied	14:00 – 17:00	17:30 – 19:30
	14 November	Pranso Nambijens Kulturale Sentral (PNOC)	14:00 – 17:00	17:30 – 19:30
Virtueel Aartyn	14 November	Aartyn versaagde: Fokus op Nambijiese en Binskeidse impak		14:30 – 16:30
Tierbaale	17 November	Die Kibbale		08:00 – 11:00
Sekedoom	17 November	Tamara's Staal		17:30 – 19:30
Wahabai	18 November	NAMBOV Leem in Pensa Sentral, Kueland	14:00 – 17:00	17:30 – 19:30
	20 November	Wahabai Bay Staal	13:00 – 15:00	19:30 – 21:30
	20 November	Wahabai Bay Staal	08:00 – 12:00	-
Virtueel Aartyn	21 November	Aartyn versaagde: Aartynse Aartynse ESIA Ontwikkelaar		13:00 – 15:00






Save the number
085 785 6231

Send Finance or
scan the QR code

Economic Indicators

Exchange Rates

Currency	Spot	Currency	Spot	Currency	1M	3M	6M	12M
USD/NAD	17.263	NAD/AUD	0.089	USD/ZAR	17.322	17.738	18.982	17.858
EUR/NAD	20.068	NAD/NZD	0.101	EUR/ZAR	20.342	20.852	21.18	19.081
GBP/NAD	22.975	NAD/BWP	0.838	GBP/ZAR	23.233	23.841	24.828	22.877
NAD/CHF	0.046	NAD/JPY	8.854	ZAR/JPY	8.581	8.322	7.681	8.662

*Effective rate (withholding tax still to be applied)

Forward Cover

Currency	1M	3M	6M	12M
USD/ZAR	17.322	17.738	18.982	17.858
EUR/ZAR	20.342	20.852	21.18	19.081
GBP/ZAR	23.233	23.841	24.828	22.877
ZAR/JPY	8.581	8.322	7.681	8.662

DATE: 27/10/2025 - 12:18 PM




Adcock Ingram to exit JSE on 11 November

Buy out

The transaction will end Adcock Ingram's 16-year run as a listed company on the JSE, where it has traded since 2008.

Adcock Ingram shareholders have until Tuesday, 4 November to trade their shares on the JSE ahead of the pharmaceutical group's delisting from the exchange, which will take effect on Tuesday, 11 November.

This follows the successful comple-

tion of Nateo Pharma's R75-a-share offer to acquire all remaining Adcock Ingram shares through a scheme of arrangement, which was approved by shareholders at a general meeting held on 9 October 2025.

Read: Adcock Ingram shareholders overwhelmingly back R4.2bn Natio Pharma deal

JSE-listed Bidvest will continue to be a major shareholder in Adcock, which will become a private company jointly owned with India's Natio Pharma.

The scheme became unconditional on 24 October, after all regulatory and procedural conditions were fulfilled.

The implementation of the scheme means that Adcock Ingram share-



holders recorded on the company's securities register on Friday, 7 November – the scheme record date – will receive R75 per share via elec-

tronic funds transfer or through their brokers and Central Securities Depository Participants on Monday, 10 November.

The transaction will end Adcock Ingram's 16-year run as a listed company on the JSE, where it has traded since 2008.

Background to the deal

The R75 offer represents a 43.7% premium to Adcock Ingram's pre-announcement closing price.

On Friday, 10 October, the company announced that shareholders had voted overwhelmingly in favour of the takeover by India's Natio Pharma, paving the way for the delisting.

Adcock Ingram had said earlier that the transaction would provide strategic and operational support from Natio's global network while enabling it to continue manufacturing locally.



AFROX
A Linde company

Reference: Afrox Reseller Opportunity

The Opportunity

A business opportunity has arisen for interested parties to operate as **Afrox Resellers at selected locations in Oshana Region.**

This advertisement serves as an invitation to those interested to submit expression of interest with:

- Resume and any other credentials (including bank rating) for individuals or
- A Company profile for registered businesses (including bank rating) together with Resumes for Management.

Please note, the invitation is extended to current Afrox employees, ex-Afrox employees, Afrox Agents, Afrox Partners, Afrox Distributors and any other interested parties. Take note that should a current Afrox employee be successful, they will be required to resign from full time employment.

Why you will love working with us.

Afrox is a market leader in gases and welding products and part of Linde. Integrity, compliance, and ethics are driving forces behind our dealings with customers. Afrox employees take pride in what they do and turn every challenge into an opportunity.

The Ideal Candidate

Will have to meet a broad set of selection criteria, including but not limited to:

- Entrepreneurial skills and a good understanding of the market
- Sales background and excellent customer service skills
- Administrative skills
- Safety, Health, Environment & Quality (SHEQ) knowledge
- Experience with handling or working with gases and welding products would be an added advantage
- Credit vetting and completion of the standard Afrox account application with mandatory required documents

Selection process

The following process will be followed to identify a suitable Agent to operate as an Afrox Agent or Partner at the listed Afrox site:

- Step 1. Applicants will be required to complete a Questionnaire and submit it for evaluation. The questionnaire will be sent to applicants by return email.
- Step 2. Selection criteria and expressions of interest will be evaluated against these criteria based on Questionnaire submissions.
- Step 3. Candidates who meet the minimum criteria will be invited for interviews with the Selection Steering Committee.
- Step 4. The nominated candidate will be approached with an Offer to become an Afrox Reseller

Afrox Namibia reserves the right to give preference to applicants with a higher bank rating.

Applications must be submitted via email addressed to:

- o prince.tsuru@afrox.linde.com
- o ellis.milezi@afrox.linde.com

Closing date: Friday, 31st October 2025



NOTICE OF AN ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT AND PUBLIC MEETING FOR THE PROPOSED CONSTRUCTION AND OPERATION OF THE HEJA LIFESTYLE AND COUNTRY ESTATE, KHOMAS REGION, NAMIBIA.

Environmental Compliance Consultancy (Pty) Ltd provides this notice to members of the public that an application for an environmental clearance certificate in accordance with the Environmental Management Act, No. 7 of 2007 and associated 2012 Regulations has been made for the proposed project as stated above. Members of the public are invited to register as an interested and affected party (IAP) and provide input into the environmental and social impact assessment (ESIA) process.

Applicant: Heja Lodge (Pty) Ltd
Environmental Assessment Practitioner (EAP): Environmental Compliance Consultancy (Pty) Ltd
Location: 18km east of Windhoek and can be accessed via the B6 highway and D1527 district road leading to the Oshana Copper Mine
GPS Coordinates: 22.537210 S, 17.194489 E
Project ID: ECC-62-571

Proposed Project Activity: The proposed Project will involve the construction of approximately 1,200 residential units, including single residential, townhouses, apartment and mixed-use structures in a multi-phase development to meet the growing demand for diverse types of residential housing in the greater Windhoek area. 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. It should be noted that the Project masterplan may change over time as market demands could potentially change.

IAPs Registration: The purpose of the registration period is to introduce the proposed Project, allow IAPs to register and comment on the Project and to ensure that potential issues and concerns are brought forward so that they can be considered and assessed during the impact assessment process.

Public Meeting
Date: 6 November 2025
Time: 18:30
Location: Namibian Scientific Society
110 Robert Mugabe Avenue, Windhoek

IAPs and stakeholders are required to register for the Project at: <https://www.ecc-namibia.com/registration/> or scan the QR Code below:



ECC will also provide registered IAPs input opportunities and review periods throughout the assessment process.

Contact: Environmental Compliance Consultancy
PO Box 71153, Windhoek (T: +264 61 960 7820 | E: info@ecc-namibia.com)
Website: www.ecc-namibia.com/registration/

CAN YOUR LOST PET GET HOME?



A microchip may make a difference.



Microchipping provides a record of identification for this

APPENDIX B - STAKEHOLDER LETTERS

Environmental Compliance Consultancy (Pty) Ltd
PO Box 91193 Klein Windhoek Namibia
info@eccenvironmental.com
www.eccenvironmental.com
+264 81 669 7608



ECC-62-571-LET-08-A

9 October 2025

Identified stakeholder and potential interested or affected party for:

The proposed construction and operation of the Heja Lifestyle and Country Estate, Khomas Region, Namibia

RE - NOTIFICATION OF AN ENVIRONMENTAL IMPACT ASSESSMENT FOR THE PROPOSED HEJA LIFESTYLE AND COUNTRY ESTATE, KHOMAS REGION, NAMIBIA, APP – 24121705082.

Dear Sir or Ma'am,

Environmental Compliance Consultancy (Pty) Ltd (ECC) has been engaged by Heja Game Lodge (Pty) Ltd to act as their environmental assessment practitioner (EAP). ECC is conducting an environmental and social impact assessment (ESIA) as part of the application process for an environmental clearance certificate for the proposed construction and operation of the Heja Lifestyle and Country Estate, within the Khomas Region, Namibia. The Project was registered with the executive director (ED) of the Ministry of Urban and Rural Development (MURD) as the competent authority and the environmental commissioner (EC) at the Ministry of Environment, Forestry and Tourism (MEFT) on the 17th of December 2024 and was provided with the following application number, APP – 24121705082.

Project Location

The Project site is approximately 320 ha in size and is situated 18 km east of Windhoek. The Project site can be accessed via the B6 highway and D1527 district road leading to Otjihase Copper Mine as shown in the attachment (Attachment A – Locality and stakeholder map) to this letter. The area is governed by the City of Windhoek (municipality), Windhoek Rural Constituency and the Khomas Regional Council.

Project DescriptionConstruction phase

The construction phase will comprise of the following stages:

1. Site Preparation and Earthworks:

- Site clearance and bulk earthworks to enable bulk services and infrastructure installation.
- Construction of road layer works to align ground levels for safe traversal.
- Surfacing roads to bitumen standard.

2. Road and Stormwater Infrastructure:

- Construction of internal streets, road markings, signage, and sidewalks.
- Development and installation of stormwater infrastructure, including natural flow paths, underground systems, culvert crossings, and erosion protection at discharge points.
- Floodline studies for 1-in-50 and 1-in-100-year flood zones to ensure infrastructure placement outside flood-prone areas.

3. Water Reticulation System:

- Construction of reservoirs for bulk water storage at higher elevations.

Environmental Compliance Consultancy (Pty) Ltd

PO Box 91193 Klein Windhoek Namibia

info@eccenvironmental.com

www.eccenvironmental.com

+264 81 669 7608



- Installation of a uPVC class 9 underground pressure pipeline network, including fire hydrants, isolating valves, and HDPE erf connections.

4. Sewage System:

- Implementation of a gravity sewage network with concrete manholes and heavy-duty uPVC pipes.
- Construction of sewer pump stations to convey sewage to the wastewater treatment plant (WWTP).
- Use of 20 MPa concrete encasement and sika swell for pipeline crossings through river courses to ensure environmental safety.
- Average flow is estimated to be approximately 1 830 m³/day under normal conditions and 2 100 m³/day of increased flow during circumstances of 15% rainfall infiltration.
- Effluent will be treated to meet the special standard under the water resource management act No.11 of 2013.
- An advance trickling filter will be used to treat effluent and treated water will be reused as grey water in the green spaces.

Operational phase

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

Public participation and how to obtain more information about the Project

For additional information about the project, the Background Information Document can be accessed via the following link:

<https://eccenvironmental.com/download/heja-lifestyle-and-country-estate/>

Environmental Compliance Consultancy (Pty) Ltd

PO Box 91193 Klein Windhoek Namibia

info@eccenvironmental.com

www.eccenvironmental.com

+264 81 669 7608



Alternatively, you may scan the QR code provided below:



A public meeting is scheduled to provide an opportunity to engage with the project proponent, learn more about the Environmental and Social Impact Assessment (ESIA) process, and address any questions. The meeting will take place at:

Location: Namibian Scientific Society
110 Robert Mugabe Street, Windhoek
Date: 6 November 2025
Time: 18:30

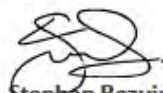
How to get involved and stay informed

Communication with I&APs occurs at various stages throughout the proposed Project lifecycle. You can stay involved with all the various stages of the ESIA process by registering as an I&AP for the proposed Project via our website provided above. If you are unable to complete the registration form online, please contact ECC via email at: info@eccenvironmental.com or alternatively you can call our office at: +264 81 669 7608.

Should you require our assistance with the details contained within this letter please do not hesitate to contact us and we will gladly assist.

We value your input and participation and we look forward to engaging with you during this process.

Yours sincerely,



Stephan Bezuidenhout
stephan@eccenvironmental.com

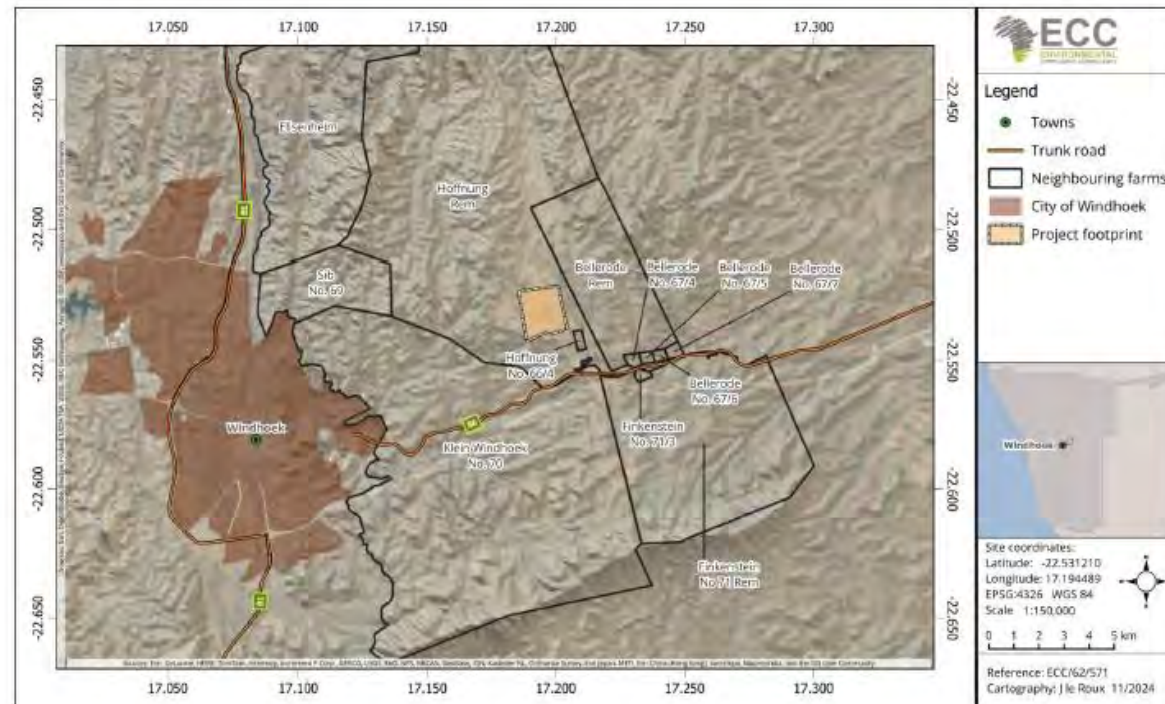


Jessica Bezuidenhout Mooney
jessica@eccenvironmental.com

Environmental Compliance Consultancy (Pty) Ltd
PO Box 91193 Klein Windhoek Namibia
info@eccenvironmental.com
www.eccenvironmental.com
+264 81 669 7608



ATTACHMENT A - LOCALITY AND STAKEHOLDER MAP



Environmental Compliance Consultancy (Pty) Ltd | Registration Number: 2022/0593 4

APPENDIX C - SITE NOTICES

Site Notice Board #1

Lat/Long coordinates: 22°33'12"S, 17°12'32"E
Posted on 20 October 2025



Site Notice Board #2

Lat/Long coordinates: 22°32'29"S, 17°11'59"E
Posted on 20 October 2025



APPENDIX D - BACKGROUND INFORMATION DOCUMENT (BID)



Submitted to: Heja Game Lodge (Pty) Ltd
Attention: Mr Lappies Laubscher
P O Box 558
Windhoek
Namibia

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

REPORT VERSION: REV 01

DATE: 12 DECEMBER 2024

The proposed Project BID can be downloaded on ECC's website via the following link:

<https://eccenvironmental.com/download/heja-lifestyle-and-country-estate/>

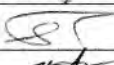
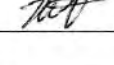
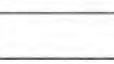
APPENDIX E - ATTENDANCE REGISTERS



Meeting: Heja Lifestyle & Country Estate Environmental and Social Impact Assessment (ESIA) Public Engagement Meeting

Date: 06 November 2025 at 18h30

Venue: Namibia Scientific Society

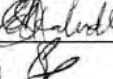
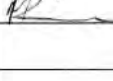
	FULL NAME	COMPANY / REASON FOR INTEREST IN PROJECT/ STAKEHOLDER RELATIONSHIP TO PROJECT	EMAIL	PHONE NUMBER	SIGNATURE
1	DENNIS DE PLESSIS	FINKESTEIN HOMEOWNERS ASSOCIATION	en@finkestein.org	081-146-9110	
2	TIS NDJABA	C FortyFive investments cc	info@cf45.com.na	081 0812386056	
3	M. Dretschke	Flukestein Village Resident-own	mdretschke@flukestein.com	081462365	
4	Quentin Hartung	Gondwana	quentin@gondwana.com	0811523706	
5	Samuel Shinyembezi	ECC	samuel@eccenviromental.com	0814765267	
6	MATT TOTTON	ECC	mtotton@eccenviromental.com	081 474 0543	
7					
8					
9					
10					
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13					
14					
15					



Meeting: Heja Lifestyle & Country Estate Environmental and Social Impact Assessment (ESIA) Public Engagement Meeting

Date: 06 November 2025 at 18h30

Venue: Namibia Scientific Society

	FULL NAME	COMPANY / REASON FOR INTEREST IN PROJECT/ STAKEHOLDER RELATIONSHIP TO PROJECT	EMAIL	PHONE NUMBER	SIGNATURE
16	JANNIE SWIERZBS	WCE	Jannie.Swierzbs@wce.com.na	0811480882	
17	ERASTUS HADUWA	WCE	Erastus.Haduwa@wce.com.na	0812392369	
18	Piet Liebenberg	WCE	piet.liebenberg@wce.com.na	0816216854	
19	GERT BURGERS	WCE	gert.burgers@wce.com.na	0817958615	
20	Michelle Dillmann	Gondwana	Michelle.dillmann@gondwana.com.na	0815512287	
21					
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PHOTOS OF 06 NOVEMBER 2025 PUBLIC CONSULTATION MEETING:



APPENDIX F - REGISTERED I&APS

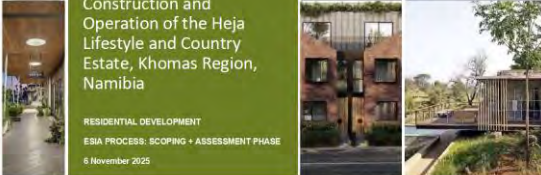
Name	Company / Organisation	Nature of company or organisation
Shaun Fobian	Private	Personal Investment interest.
Roderick Lautenbach	Mackintosh Lautenbach Architects	Architecture Conmsultancy
Oom Koos	Private	Unknown
Dewald du Plessis	Finkenstein Homeowners Association	Finkenstein Homeowners Association Chairman
Morne Visser	Bachmus	Oil and Fuel Supplies
Marnus Drotsche	Finkenstein Homeowner	Finkenstein Homeowner
Tylvas Ndjaba	C Forty five investments CC.	Agriculture, Manufacturing, and Logistics
Marisa Kelly	Finkenstein Homeowner	Finkenstein Homeowner

APPENDIX G - 06 NOVEMBER 2025, PUBLIC MEETING POWER POINT PRESENTATION



The Proposed Construction and Operation of the Heja Lifestyle and Country Estate, Khomas Region, Namibia

RESIDENTIAL DEVELOPMENT
ESIA PROCESS: SCOPING + ASSESSMENT PHASE
6 November 2025



WELCOME



www.eccenvironmental.com



AGENDA

- Meeting Objectives
- Project Design
- Engineering Specifications
- Environmental & Social Impact Assessment (ESIA) Process
- Baseline/Specialist Studies
- Potential Biophysical & Socio-economic Impacts
- Q&A

ENVIRONMENTAL ASSESSMENT PRACTITIONER



- Environmental Compliance Consultancy Pty Ltd (ECC)
- Independent, objective and unbiased
- Evidence and risk-based approach
- Leverage Namibian public, local stakeholder and specialist knowledge and expertise to guide the ESIA process
- Request active public and stakeholder participation throughout the ESIA process

www.eccenvironmental.com

MEETING OBJECTIVES



- Inform the public and provide information detailing the proposed Heja Lifestyle & Country Estate development.
- Provide an overview of the Environmental and Social Impact Assessment (ESIA) process.
- Take into consideration all **public concerns, questions and comments** to incorporate them into the environmental assessment process.

www.eccenvironmental.com

LOCATION AND STAKEHOLDER MAP



PROJECT DESIGN & DESCRIPTION

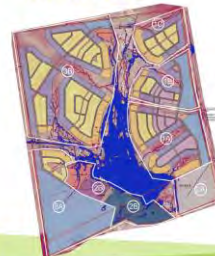
HEJA LIFESTYLE AND COUNTRY ESTATE DESIGN



LOCALITY PLAN

MASTERPLAN

- ±1200 erven
- Multi-Phase development
- Diverse land uses:
 - Residential (stand alone, townhouses and apartments)
 - Administration and Offices
 - Medical
 - Retail & Restaurants
 - Community & Recreation facilities
 - Education
 - Hospitality and Conference



CONCEPT IMAGES



PHASE 1 DESIGN DEVELOPMENT



PHASE 1 DESIGN DEVELOPMENT



PHASE 1 DESIGN DEVELOPMENT



PHASE 1 DESIGN DEVELOPMENT



VIEW OF DEVELOPMENT FROM NORTH TO SOUTH



VIEW OF DEVELOPMENT FROM SOUTH TO NORTH



ENGINEERING SPECIFICATIONS



BULK WATER SUPPLY

- Heja Lifestyle Estate** is within Windhoek City Limits, but current city water infrastructure does not reach the site.
- NamWater** (via Otjijase-Airport Scheme) studied options to supply bulk water to the development.
- Phase 1:** NamWater can supply up to **200,000 m³/year** for initial development.
- Future Phases:** Water demand >200,000 m³/year will require infrastructure upgrades.





BULK WATER SUPPLY: PHASE 1 REQUIREMENTS

- **New Pump Station:** At Otjiyase Reservoirs to supply Heja site.
- **Pipelines:**
 - Steel pipeline (750 m) parallel to existing feeder.
 - New pipeline (12 km, 315 mm uPVC) to Heja.
- **On-site Storage:** Reservoirs for at least 2 days' water use.
- **Emergency Supply:** Develop groundwater sources for backup only.
- **All users benefit** from any groundwater development.



STORMWATER FLOOD STUDY

- **Flood Study:** Detailed survey of existing and post-development conditions.
- **Flood Maps:** 50- and 100-year return period maps inform layout.
- **Erven Placement:** All erven outside 1-in-50-year flood zone.
- **Building Levels:** Finished floors 250mm above 1-in-100-year flood elevation (per CoW requirements).



STORMWATER MANAGEMENT

- **Three main inflow streams** cross the main ring road.
- **Culverts and crossings** designed for calculated stormwater flows.
- **Erosion protection** planned downstream of major outflows.
- **Dam spillway** to be upgraded for future phases (designed for 200-year flood).
- **1-in-50-year access** maintained to all development areas.
- **Green corridors** preserve internal watercourses and manage runoff.



WASTEWATER TREATMENT FACILITY

- **TREATMENT TECHNOLOGY**
Biological Trickling filter system
- **VOLUME DESIGN**
2130 m³/day of domestic sewage
- **TREATMENT STANDARD REQUIREMENTS**
Special standard as per the Water Resources Management Act, No. 11 of 2013
- An application for Wastewater Treatment, Discharge and Effluent Reuse licence was submitted to the Department of Water Affairs and the City of Windhoek.
- Treated water, compliant with the standards, may be reused for irrigation purposes.



DEVELOPMENT ACCESS ROADS

- **Access:** New Trans Kalahari Freeway (under construction) or B6 Trunk Road.
- **D1527:** Main access, needs upgrade.
- **Road-over-rail bridge** required as development nears completion.
- **Intersection upgrades:** B6/D1527 and 3 main development accesses.
- **Internal roads:** Upgrade to bitumen, new collector/internal roads to municipal standards.
- **Traffic Impact Assessment (TIA)** completed.



TRAFFIC STUDY FINDINGS

- **Current Conditions:** Existing network operates efficiently.
- **Phase 1 (25-45% build):** Network handles up to 550 peak-hour trips with minor upgrades (3 intersections, D1527 section, Heja Access Road).
- **Full Build:** More intersection upgrades, left-turn lanes, rail crossing safety, B6/D1527 roundabout.



BULK ELECTRICAL SUPPLY

- Heja Estate: Supplied by **NamPower**, dedicated 33KV MV supply.
- **Phase 1:** Capacity available.
- Upgrades needed for **future phases**.
- **Connection:** Finke Substation.
- New 33KV overhead line to Heja intake substation.
- **Phase 1 load:** 1.6 MVA; total: 7.5 MVA.
- Existing & proposed substations shown



ESIA PROCESS

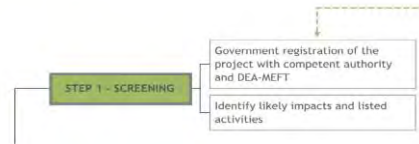


ESIA PROCESS

1. Screening: Complete
 - DEA Portal (APP-241217005082)
2. Scoping + Assessment: Current Phase
 - Public Participation
 - Develop Terms of Reference (ToR) for the Assessment
 - Conduct Baseline Studies
 - Conduct Impact Assessment



PHASE 1: SCREENING PHASE



ECC APPLICATION TRIGGERS

ACTIVITIES THAT TRIGGERED A CLEARANCE CERTIFICATE APPLICATION	EIA SCREENING FINDING
ENERGY GENERATION, TRANSMISSION AND STORAGE ACTIVITIES	• Energy will be supplied to the development by NamPower through a new substation system. • Solar power systems may be built by individual home owners to generate additional energy. Excess energy generated could be supplied back to the NamPower grid.
WASTE MANAGEMENT, TREATMENT, HANDLING AND DISPOSAL ACTIVITIES	• Waste generated onsite, including construction waste will be removed and disposed of at the municipal waste disposal site at Ruykberg. • Private service providers, such as Ruck-A-Zero, may be contracted to assist in managing solid waste collection, removal and recycling during the construction and operation phases of the Project.
MINING AND QUARRYING ACTIVITIES	• Extraction of loose material may cause the use during construction of the lifestyle centre for the foundation of the buildings and houses.

ECC APPLICATION TRIGGERS

ACTIVITIES THAT TRIGGERED A CLEARANCE CERTIFICATE APPLICATION	EIA SCREENING FINDING
FORESTRY ACTIVITIES	• An already disturbed area will be cleared, and landscaping of the green spaces will be conducted to enhance the landscaped area.
TOURISM DEVELOPMENT ACTIVITIES	• Potential establishment of a tourism and hospitality academy.
WATER RESOURCE DEVELOPMENT	• A water storage reservoir will be developed to the north of the development, on a higher lying hillside. • A wastewater treatment plant will be constructed in two phases. Adequate storage for the Project until normal circumstances to 2,881 m³/day and 3,373 m³/day including 10% rainwater infiltration. This effluent water will be treated to the required special standard of the newly proposed Water Resource Management Act, No. 11 of 2013 (hereinafter "11") using new generation thinking (plans to be revised as per water to regulate the development) - green spaces. The wastewater treatment plant is being designed to incorporate modern technologies so any potential impact to the receiving environment is minimized. • 3 km Project borders a river and dam. • Plans to remove riparian species, if or as available within the riparian zone, or strict standard development within the riparian zone.

BASELINE AND SPECIALIST STUDIES

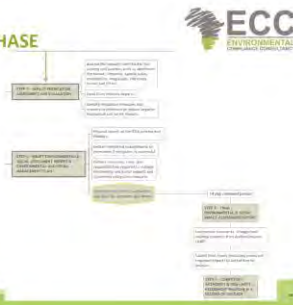
BASELINE STUDIES	SPECIALIST
Detailed groundwater and surface water study (completed)	ECC
Water Supply Study (completed)	NamWater
Power Supply Study (completed)	NamPower
Hoffnung Dam Risk Assessment and Registration (completed)	ECC
Wastewater Treatment Plant Application (submitted)	Proponent
Traffic Impact Assessment (completed)	Innovative Transport Solutions (ITS)

PHASE 2A: SCOPING PHASE



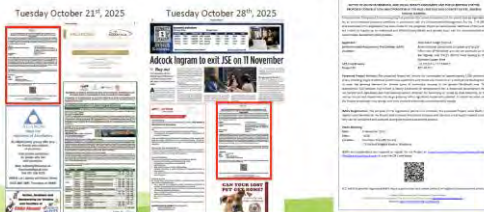
PHASE 2B: ASSESSMENT PHASE

1. Screening: Completed
2. Scoping: Current Phase
3. Assessment and Evaluation: Current Phase
 - Predict & quantify impacts
 - Assign mitigation measures
 - Develop monitoring and rehabilitation plans
4. Draft the ESIA Report and Environmental and Social Management Plan (ESMP)
5. Circulate draft ESIA Report and ESMP for public review
6. Submit Final Report to competent authorities
7. Receive Record of Decision



PUBLIC NOTIFICATION AND PARTICIPATION

- Notification of the Project: newspaper adverts, site notices and identified stakeholder letters.



SITE NOTICES



PUBLIC CONSULTATION MEETING

- **Background Information Document (BID):** provides I&APs with information to take part in the public participation process.
 - BID available on ECC website.
- **Public & Stakeholder Consultation Meeting:**
 - Today's presentation highlights information from the BID.
 - Applicant can present the project to the public.
 - I&APs can ask questions directly to applicant.



POTENTIAL IMPACTS TO ASSESS

Potential project impacts include (but are not limited to):

- Air quality;
- Noise;
- Groundwater and hydrology;
- Waste management;
- Sewage waste;
- Traffic;
- Soil and landscape;
- Visual;
- Heritage and culture;
- Biodiversity; and
- Socioeconomics.



ESIA AND ESMP

Integration of Stakeholder and Specialist Input:

- Consider and incorporate input from all stakeholders and specialists.

Inclusion of Recommended Mitigations:

- Ensure that all the identified and recommended mitigations are included.



REGISTER AS AN INTERESTED & AFFECTED PARTY

How to Register as an I&AP?

- **Visit the ECC website**, under "Projects":
<https://eccenvironmental.com/download/heja-lifestyle-and-country-estate/>
- **Call ECC's Telephone or WhatsApp:** +264 81 669 7608
- **Email ECC:** info@eccenvironmental.com



QUESTIONS?



Contact ECC:
Tel: +264 81 669 7608
Email: info@eccenvironmental.com

