

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



AGENDA

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

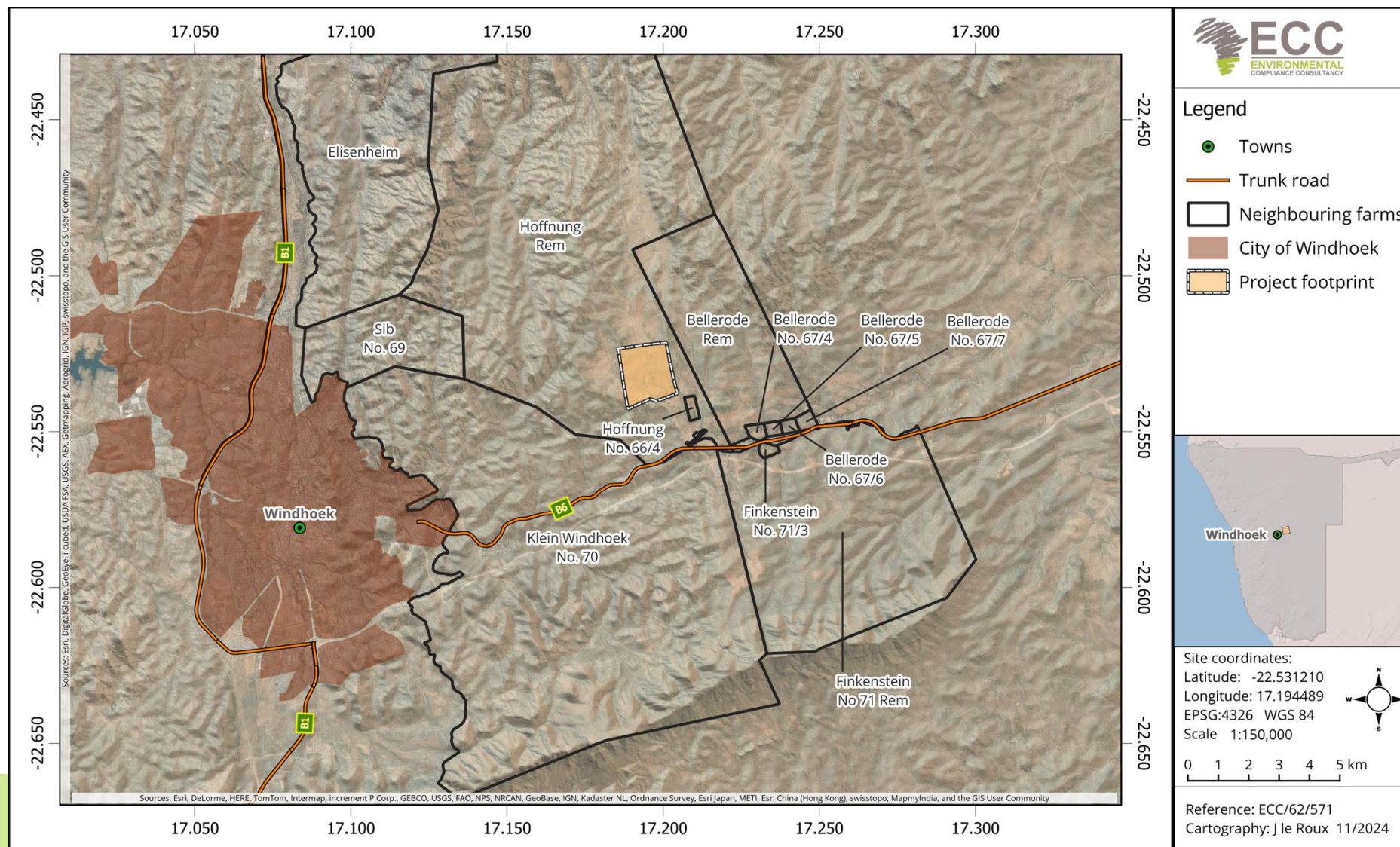
ENVIRONMENTAL ASSESSMENT PRACTITIONER

- 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

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*.

LOCATION AND STAKEHOLDER MAP



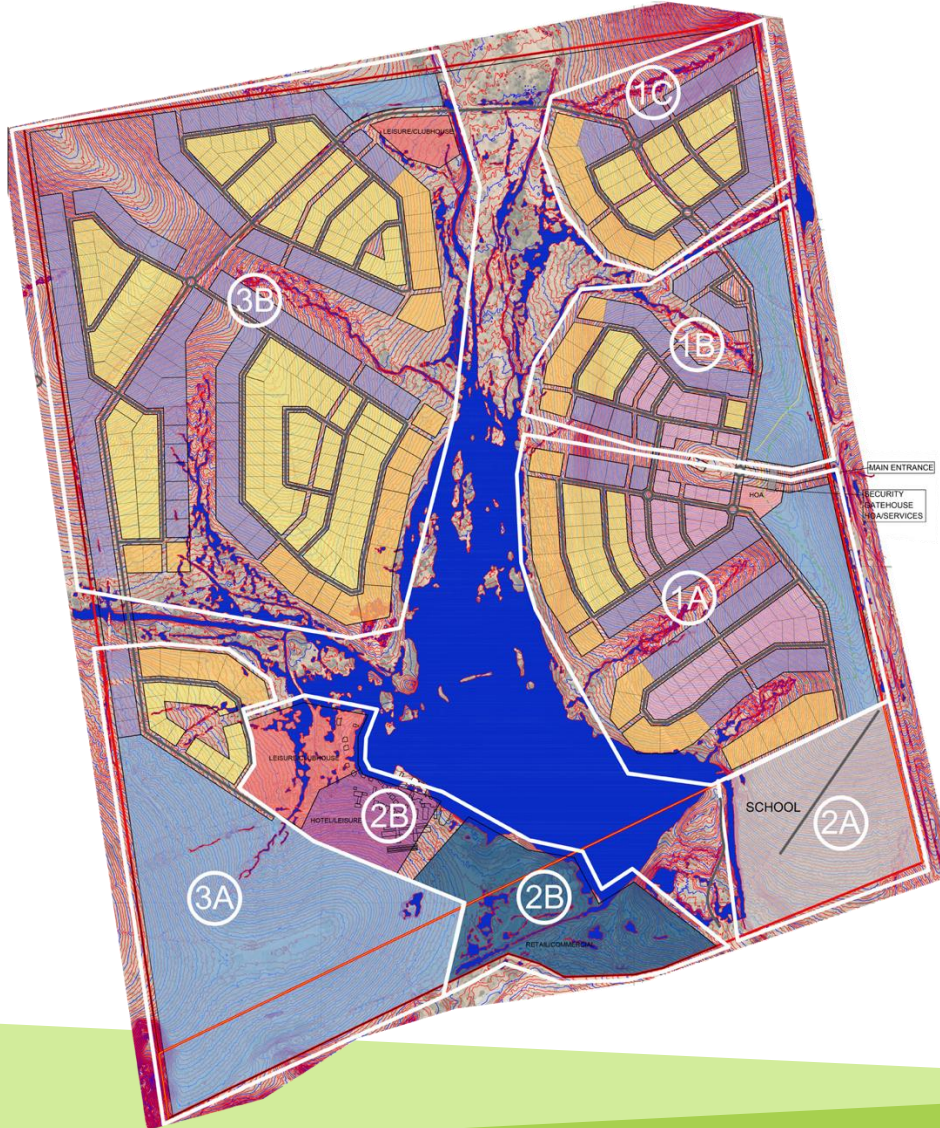
PROJECT DESIGN & DESCRIPTION

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



GREEN CORRIDORS AND NODES



- Improving water quality and availability
- Providing habitats and circulation for wildlife
- Promoting sustainable transportation
- Offering recreational and aesthetic value for communities



PHASE 1 DESIGN DEVELOPMENT



OUTDOOR LIFESTYLE PRIORITISED



- Well being and security for residents
- Expanding functional living space into nature
- Fostering social connections and community
- Increased property value



PHASE 1 DESIGN DEVELOPMENT



COMMUNITY / “NEIGHBOURHOOD” FOCUSED



Urban design that favours community and neighbourhood building:

- Enhances social cohesion
- Increases safety and security (“eyes on the street”)
- Fosters a sense of ownership and pride, leading to better- maintained spaces
- Creates equitable, accessible environments for diverse populations.
- Improves physical health, boosts mental well being



PHASE 1 DESIGN DEVELOPMENT



DIVERSE HOUSING TYPOLOGIES



Providing a mix of residential densities and typologies:

- Creates social inclusion, diversity and equity
- Considers diverse needs & prioritizes universal accessibility
- Ensures the fair distribution of resources



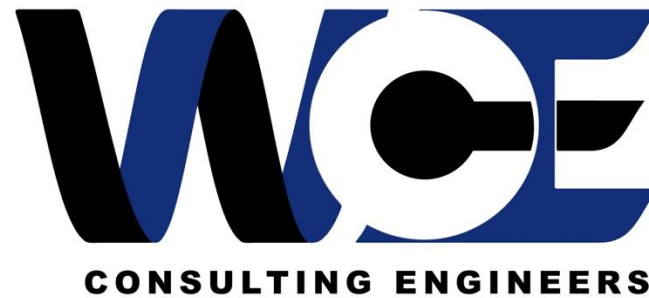
VIEW OF DEVELOPMENT FROM NORTH TO SOUTH



VIEW OF DEVELOPMENT FROM SOUTH TO NORTH



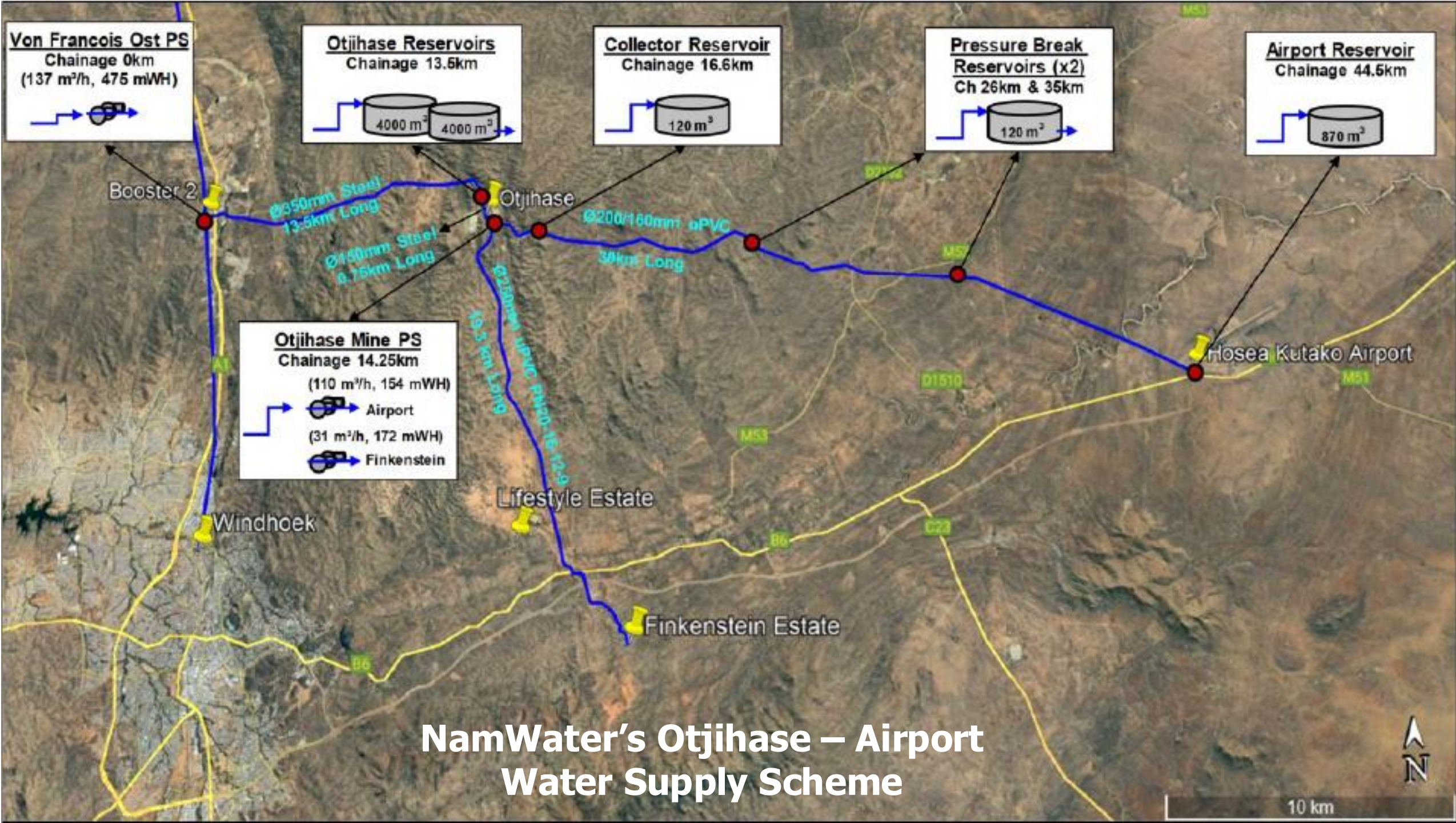
ENGINEERING SPECIFICATIONS



BULK WATER SUPPLY

- **Heja Lifestyle Estate** is within Windhoek City Limits, but current city water infrastructure does not reach the site.
- **NamWater** (via Otjihase–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.





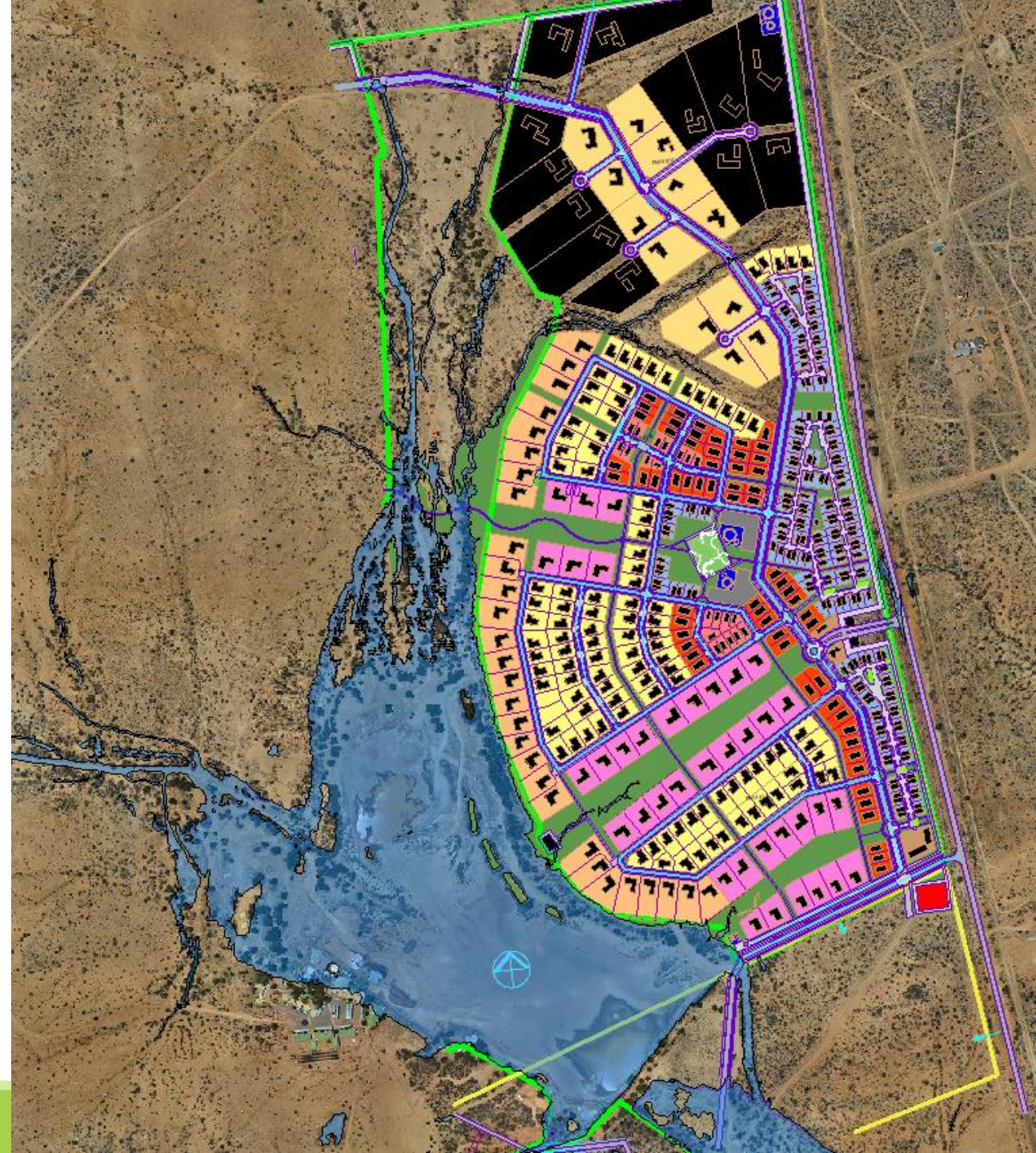
**NamWater's Otjihase – Airport
Water Supply Scheme**

BULK WATER SUPPLY: PHASE 1 REQUIREMENTS

- **New Pump Station:** At Otjihase 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.



Existing Concrete Stormwater Drift Across the Incoming River from the West

WASTEWATER TREATMENT FACILITY

- **TREATMENT TECHNOLOGY**

Biological Trickling filter system

- **VOLUME DESIGN**

2130 m³/day of domestic sewage

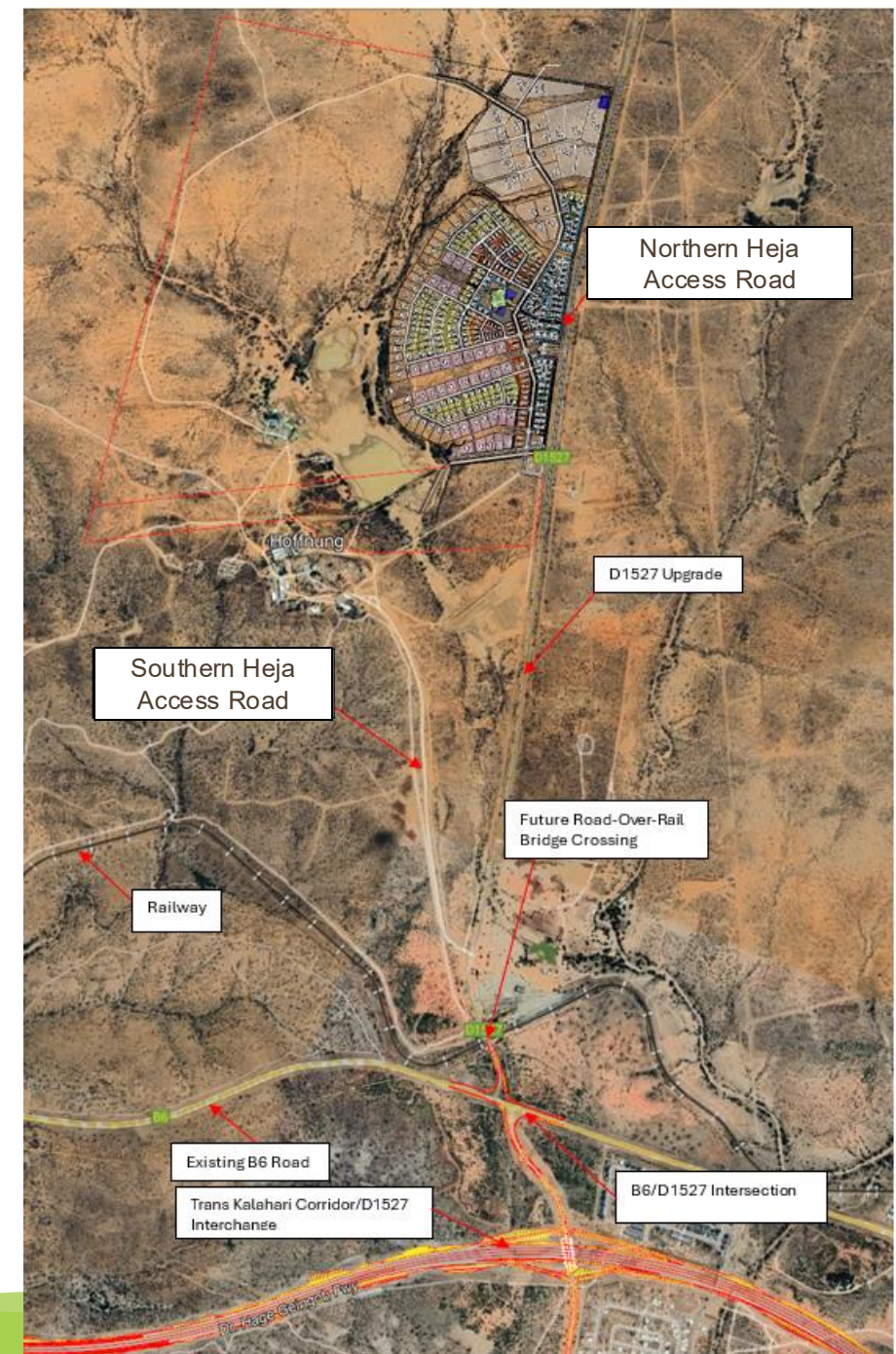
- **TREATMENT STANDARD REQUIREMENTS**

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.

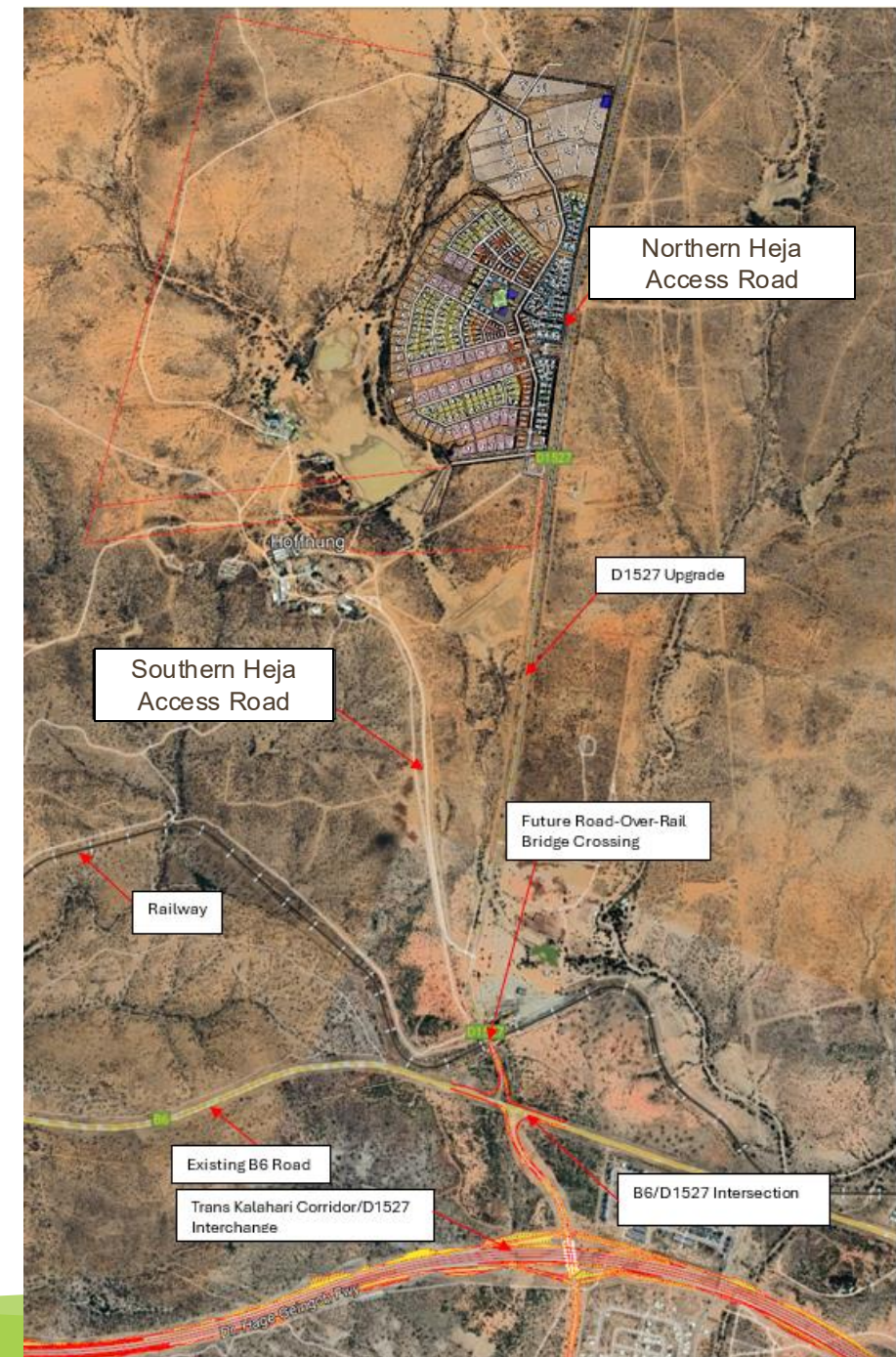
DEVELOPMENT ACCESS ROADS

- **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



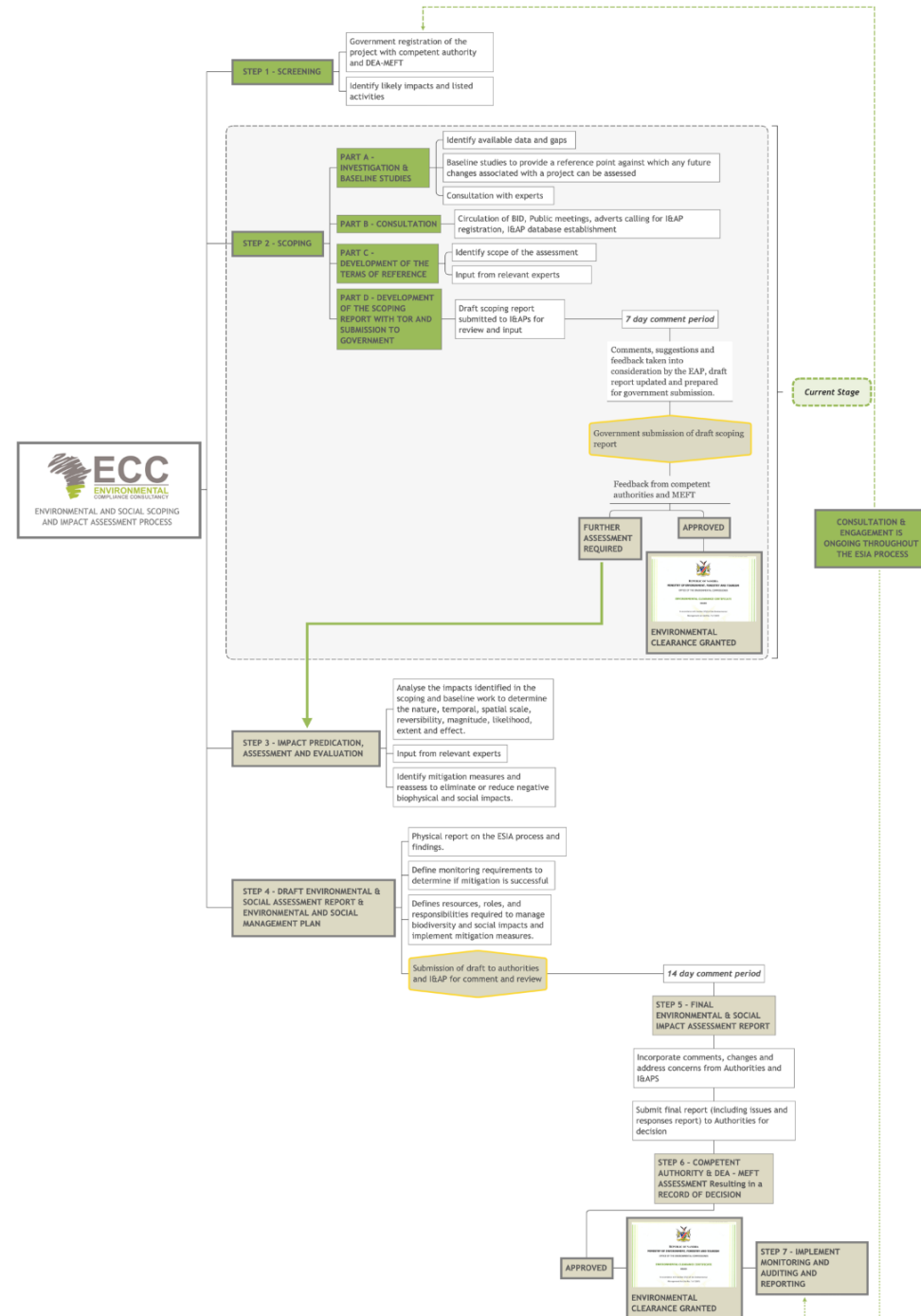
ESIA PROCESS

1. Screening: *Complete*

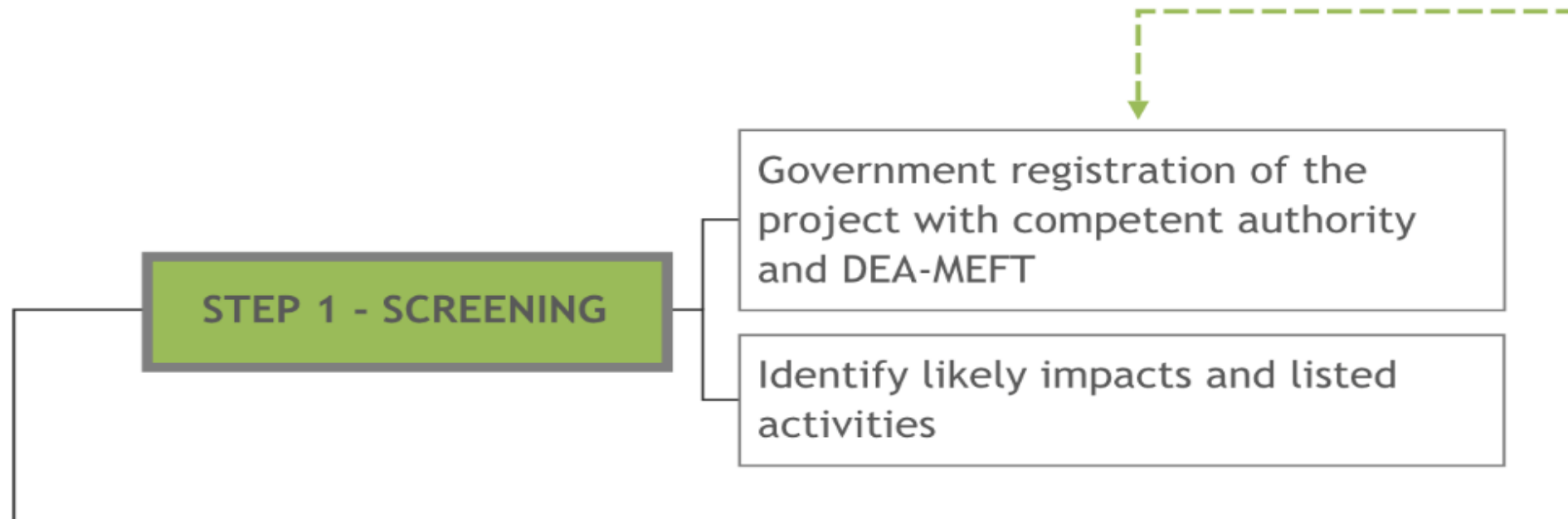
- DEA Portal (APP-241217005082)

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 reticulation 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 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	• Extraction of loose material may occur for use during construction of the lifestyle centre for the foundation of the buildings and houses.

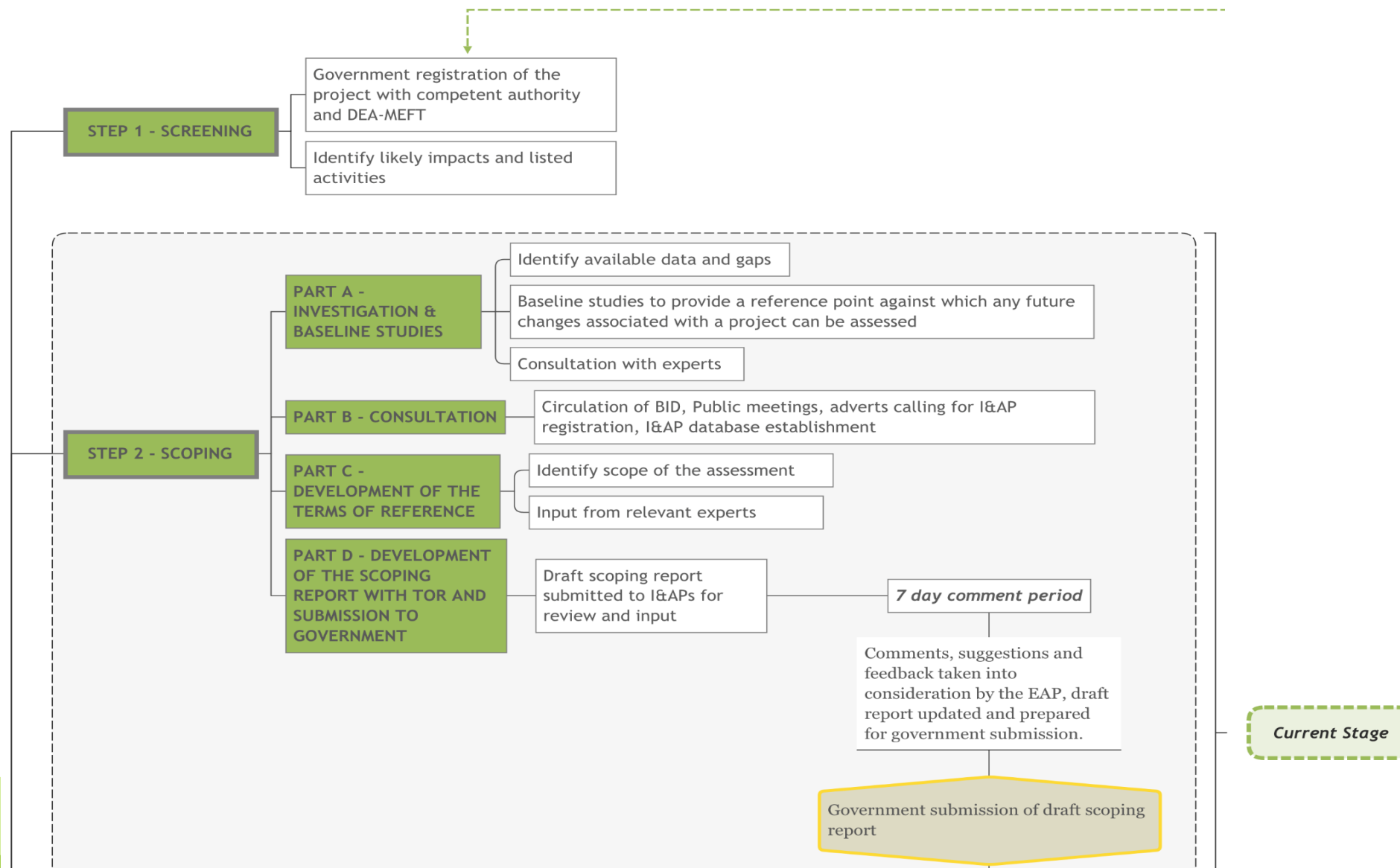
ECC APPLICATION TRIGGERS

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 development's appeal.
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 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. • Plan to remove riparian species, fill or excavate within the riparian zone, or erect structural development within the riparian zone.

BASELINE AND SPECIALIST STUDIES

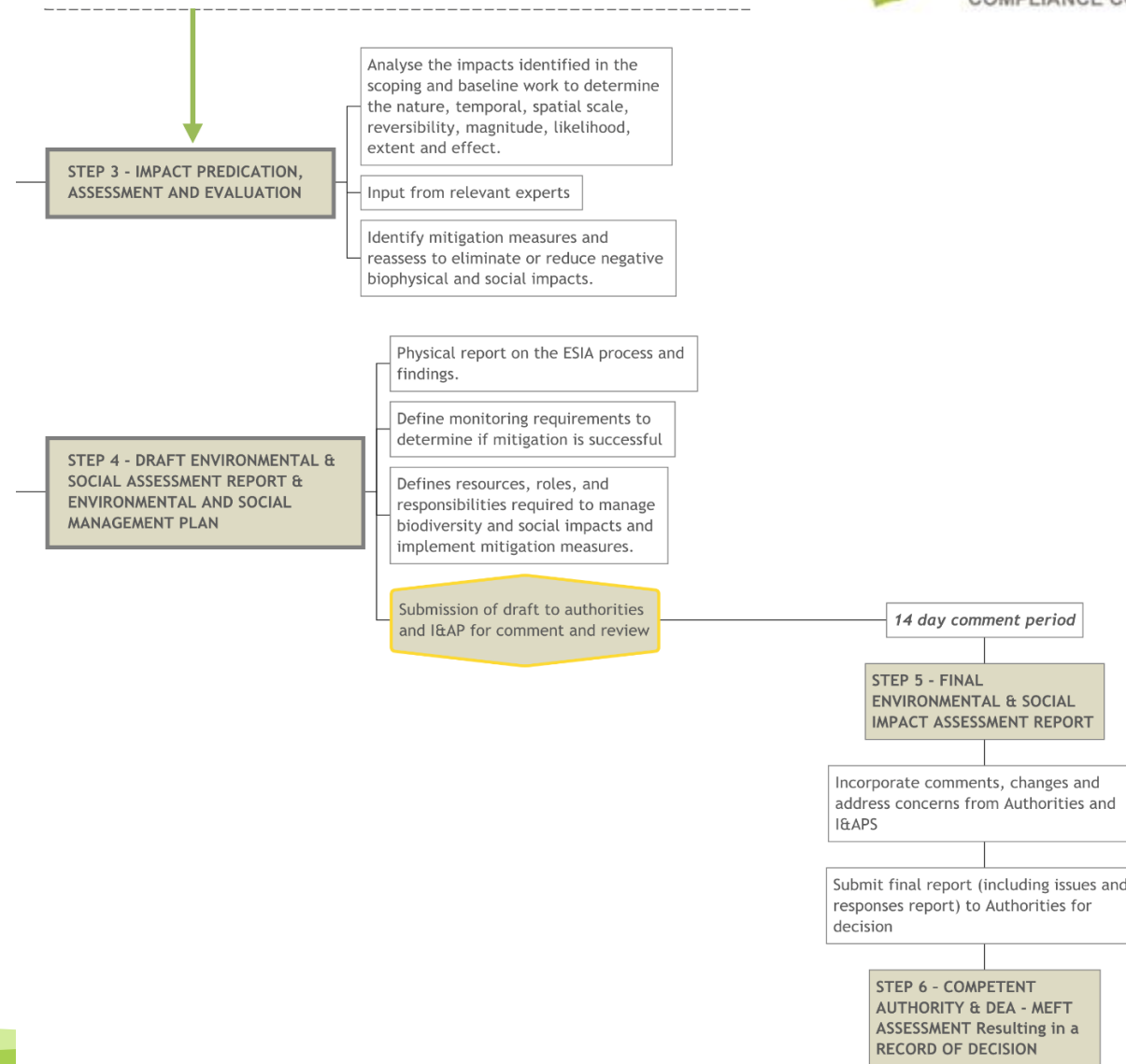
BASELINE STUDIES	SPECIALIST
Detailed groundwater and surface water study (completed)	ECC
Water Supply Study (completed)	NamWater
Power Supply Study (completed)	NamPower
Hoffnung Dam Risk Assessment and Registration (completed)	ECC
Wastewater Treatment Plant Application (submitted)	Proponent
Traffic Impact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



- Tuesday October 21st, 2025

Tuesday October 28th, 2025



Save the number
011 745 8231

Send Photos or
scan the QR code

Market Watch

Economic Indicators

Exchange Rates

Forward Cover

Country	Spot	Current	Spot	Current	7M	3M	6M	12M
USD/INR	112.83	NAD/USD	0.029	USD/INR	17.322	17.728	18.692	17.856
EUR/INR	20.086	NAD/USD	0.17	EUR/INR	20.142	20.652	21.37	19.299
GBP/INR	22.675	NAD/GBP	0.058	GBP/INR	23.323	23.841	24.839	23.877
NAD/CHF	0.046	NAD/JPY	0.854	JPY/INR	6.591	6.322	7.891	6.662

*Effective rate (including bank add'l fee is applied)

DATE: 22/06/2023 - 12:02 PM



Buy out

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



AFROX
A Linde company

Attn: Human Resources
EEO: M/F/V/D/AA
EEO: Minority/Disabled/Hispanic/Latino
Confidentiality: All information is confidential

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 an expression of interest with:

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

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

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 three account application with mandatory

Selection process
The following process will be followed to identify a suitable Agent to operate as an Afrex Agent or Partner at the listed Afrex 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 interview with the

- **Step-4.** The nominated candidate will be approached with an Offer to become an Afrox Reseller.

Applications must be submitted via email addressed to:

- o prince.tzuro@afrox.linde.com
- o elli.mfeco@afrox.linde.com

Closing date: Friday, 31st October 2025



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

mydm.healingwings@gmail.com

healing wings
TRUST FOR ABUSED CHILDREN

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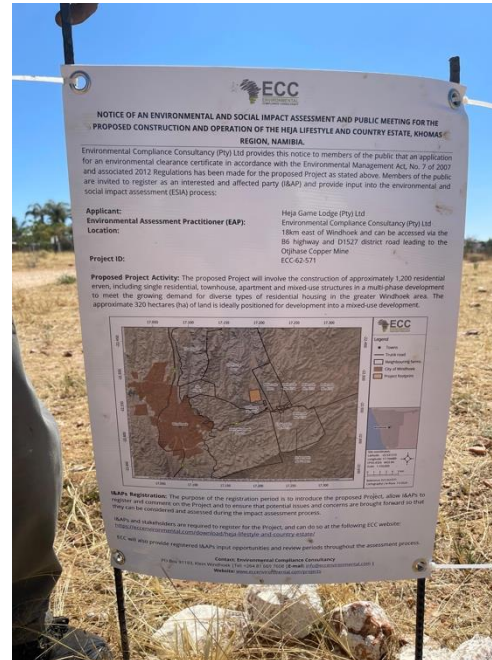
SITE NOTICES



Sign #1

22°33'12"S, 17°12'32"E

Posted on 20 October 2025



Sign #2

22°32'29"S, 17°11'59"E

Posted on 20 October 2025



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.



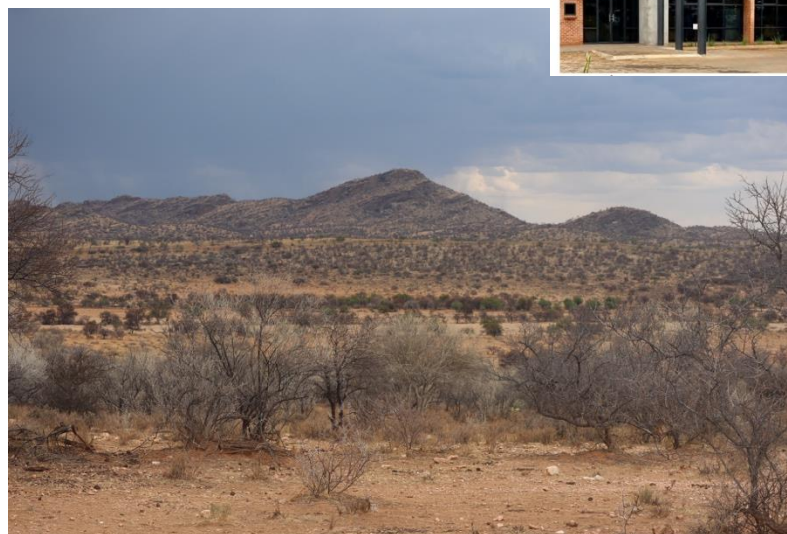
BACKGROUND INFORMATION DOCUMENT:
**THE PROPOSED CONSTRUCTION AND OPERATION OF THE
HEJA LIFESTYLE AND COUNTRY ESTATE, KHOMAS REGION,
NAMIBIA**

PROJECT NUMBER: ECC-062-571-BID-05-D
REPORT VERSION: REV 01
DATE: 12 DECEMBER 2024

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.



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

