

*ENVIRONMENTAL MANAGEMENT PLAN FOR THE
REZONING OF ERF 661, EXTENSION 1, OUTAPI,
OMUSATI REGION FROM “RESIDENTIAL” WITH A
DENSITY OF 1:500 TO “BUSINESS” WITH A BULK OF
1.0. (INSTITUTIONAL)*

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DISCLAIMER:

This Environmental Management Plan (EMP) has been prepared specifically for the proposed rezoning of erf 661, extension 1, Outapi, Omusati region from “residential” with a density of 1:500 to “business” with a bulk of 1.0. The **EMP** is based on the information available at the time of compilation, including site conditions, anticipated activities, and stakeholder input.

While every effort has been made to ensure that the information presented is accurate, complete, and aligned with applicable environmental legislation and best practices, the document does not constitute legal advice and should not be used as such.

The proponent, Afro Latin Namakalu, remains fully responsible for the implementation of the **EMP** and for ensuring that all statutory obligations are met. Any changes to the project scope, design, or land use must be reviewed for potential environmental implications and may require amendments to this **EMP** and further consultation with the Environmental Commissioner in accordance with the Environmental Management Act, 2007 (Act No. 7 of 2007).

This **EMP** is a living document and should be reviewed periodically and updated as necessary to reflect new information, changes in legislation, or unforeseen environmental conditions.

The Environmental Management Plan

Purpose of the EMP

The purpose of this Environmental Management Plan is to ensure that the proposed rezoning and development of Erf 661, Outapi, from residential to institutional for a medical practice, is implemented in an environmentally sustainable manner. The EMP provides guidelines to:

- Minimize negative environmental and socio-economic impacts during the construction/upgrading and operational phases.
- Ensure compliance with national legislation, including the Environmental Management Act, 2007 (Act No. 7 of 2007), Urban and Regional Planning Act, 2018, and Local Authorities Act, 1992.
- Provide a framework for monitoring and managing environmental risks while enhancing community benefits such as improved healthcare access.
- Establish clear roles and responsibilities for all parties involved in the project lifecycle.

Compliance with the EMP

Compliance with the Environmental Management Plan (EMP) ensures that the proposed rezoning and development of Erf 661, Outapi, from residential to institutional for a medical practice, is carried out in an environmentally responsible manner. All parties involved in the project (the proponent, contractor, environmental consultant, and operational staff) must adhere to the mitigation measures, monitoring requirements, and reporting procedures outlined in the EMP.

Key compliance measures include:

- Implementation of mitigation measures: All identified impacts during the construction/upgrading and operational phases, such as soil disturbance, dust, noise, waste generation, traffic, water and energy use, and medical waste management, must be managed according to the EMP.
- Monitoring and reporting: The environmental consultant will conduct regular inspections and document compliance, ensuring any deviations are corrected promptly. Reports will be submitted to the Outapi Town Council or relevant authority.
- Adherence to legislation: Compliance aligns with the Environmental Management Act, 2007, Urban and Regional Planning Act, 2018, Townships and Division of Land Ordinance, 1963, and relevant municipal by-laws.
- Public safety and environmental protection: All activities must maintain the safety of the local community, minimize environmental impacts, and promote sustainable use of resources.

Continuous adherence to the EMP throughout construction/upgrading and operational phases ensures that the development of the medical facility proceeds sustainably, enhancing healthcare access while protecting the local environment.

Roles and Responsibility

Proponent

- Overall responsibility for EMP compliance, provision of resources, coordination with Town Council, and ensuring mitigation measures are implemented.

Contractor

- Implementation of all construction/upgrading phase mitigation measures, site management, waste handling, and adherence to EMP standards.

Environmental Consultant

- Supervision and verification of compliance, preparation of monitoring reports, guidance on mitigation measures, and ensuring adherence to legislation.

Facility Management

- Implementation of operational phase mitigation measures, including water and energy efficiency, medical waste management, traffic management, and environmental monitoring.

Outapi Town Council

- Oversight and regulatory compliance, receiving monitoring reports, and ensuring public participation is addressed.

Ministry of Urban and Rural development (MURD)

- Reviews rezoning applications and environmental compliance reports. Provides final approval for rezoning and development. Ensures alignment with national planning frameworks and development goals.

Disciplinary Action

This Environmental Management Plan (EMP) is a legally binding document, and all parties involved in the project are required to comply fully with its provisions. Any non-compliance will be subject to enforcement actions, penalties, or other legal measures as stipulated within the EMP and applicable environmental and planning legislation

The SEMP table

The SEMP is divided into three components; Physical Environment, Biological Environment, and Human Environment in accordance with the project phases. This is to ensure easy implementation.

Construction Phase

Physical Environment

Aspect/Activity	Potential Impact	Proposed Mitigation Measures	Monitoring Indicator/Responsible party	Monitoring/Frequency
Soil disturbance / erosion	Land excavation	Retain existing topsoil; stabilize exposed areas	Presence of exposed soil or erosion (Contractor & Environmental Consultant)	Weekly
Dust generation	Dust from light construction work and vehicle movement	Water small exposed areas; cover materials; maintain vehicle speed limits	Visual dust; complaints (Contractor & Environmental Consultant)	Weekly
Noise & vibrations	Noise from tools and minor machinery	Limit construction to daytime hours, maintain machinery and provide warning signs.	Noise complaints (Contractor & Environmental Consultant)	Weekly
Stormwater management	Alteration of natural runoff leading to localized flooding or erosion.	<ul style="list-style-type: none"> Construct proper drainage channels and soak ways. Avoid blocking existing flow paths. 	Observation of drainage function (Contractor & Environmental Consultant)	Weekly
Renovation material storage	Contamination of soil (e.g., cement runoff), aesthetic impacts.	<ul style="list-style-type: none"> Store materials on lined surfaces or pallets. Avoid overstocking. Provide bins, segregate waste and dispose at licensed site 	Waste collection / disposal records (Contractor & Proponent)	Weekly

Biological Environmental

Aspect/Activity	Potential Impact	Proposed Mitigation Measures	Monitoring Indicator	Monitoring/Frequency
Vegetation clearing	Loss of local vegetation and habitat for small fauna (birds, insects).	<ul style="list-style-type: none"> Clear only within approved boundaries. Plant indigenous trees/shrubs during landscaping. 	Number of trees/shrubs affected; rehabilitation records (Contractor & Environmental Consultant)	Once-off, post-construction
Fauna disturbance	None	Restrict work to site boundaries	Observations of fauna presence (Environmental Consultant)	Monthly during rainy season

Human Environment

Aspect/Activity	Potential Impact	Proposed Mitigation Measures	Monitoring Indicator	Monitoring/Frequency
Renovation and minor upgrade activities	Safety hazards to workers and public	Provide appropriate PPE; secure the construction site; conduct safety training	Contractor / HSE Officer	Daily / Weekly
Rezoning of erf 661 from residential to medical use	Public resistance or misunderstanding of proposed medical facility.	<ul style="list-style-type: none"> Conduct public consultation and display notices. Engage stakeholders and address concerns early. 	Proponent / Town Council	Ongoing
Operation of medical practice	Biomedical waste, public health risk	<ul style="list-style-type: none"> Follow Health Ministry guidelines, licensed waste disposal Adhere to Town Council waste disposal guidelines 	Facility Operator/ Town Council	Monthly audits

Community expectations	Public complaints, social tension	<ul style="list-style-type: none"> Regular updates to community, grievance mechanism 	Proponent / Town Council	Quarterly
Biomedical waste generation	Risk to public health and environment if not properly managed.	<ul style="list-style-type: none"> Segregate medical waste (sharps, infectious materials). Partner with licensed hazardous waste disposal company. 	Health Staff/ Town Council	Monthly audits

Operational Phase

The operational phase of constructing/upgrading the facility will be guided by the building regulation of TC. Investors must have their building plans approved by the Town Council and their building must be in accordance with applicable laws of the TC. The Town Council must ensure adequate provision of bulk service for the residents. The sewer reticulation system should be well functioning. During the construction of individual properties, the Town Council should ensure close inspection to ensure that that contractors are not creating a nuisance to other residents.

Physical Environment

Aspect/Activity	Potential Impact	Proposed Mitigation Measures	Monitoring Indicator	Monitoring/Frequency
Water demand	Increased consumption from medical facility	Install water-efficient fixtures; promote water conservation	Water meter readings (Facility Management & Proponent)	Monthly
Energy demand	Increased electricity usage	Use energy-efficient appliances and lighting; consider solar options	Energy consumption records (Facility Management & Proponent)	Monthly
Waste generation	Medical and general waste	Segregate, label, and dispose through certified services	Waste storage and disposal records (Facility Management & Environmental Consultant)	Weekly
Stormwater management	Minor runoff from roof and paved areas	Maintain drainage; prevent blockages	Visual inspection of drainage (Facility Management & Environmental Consultant)	Monthly

Biological Environment

Aspect/Activity	Potential Impact	Proposed Mitigation Measures	Monitoring Indicator	Monitoring/Frequency
Landscaping & aesthetics	Change in site visual quality	Avoid expansion beyond site boundary, Maintain green spaces; replant indigenous species where needed	Visual inspection; community feedback (Facility Management & Environmental Consultant)	Quarterly
Fauna disturbance	Minor impact on birds or small animals	Avoid expansion beyond site boundary; maintain vegetation	Observation (Environmental Consultant)	Quarterly

Human Environment

Aspect/Activity	Potential Impact	Proposed Mitigation Measures	Monitoring Indicator	Monitoring/Frequency
Traffic & access	Increased patients and staff vehicles	Designated parking; traffic flow management; signage	Observation and complaints (Facility Management & Town Council)	Monthly
Health & safety	Patient and staff safety	Staff training; emergency preparedness; fire safety	Incident reports; compliance checks (Facility Management & Environmental Consultant)	Monthly
Noise	Minor operational noise	Maintain equipment; limit external noise	Complaints; observation (Facility Management & Environmental Consultant)	Monthly

Decommissioning Plan

Decommissioning is normally the reverse of renovations, and all installed materials must be removed. The development of urban properties will not be followed by decommissioning. During maintenance of bulk services that would require excavation, mitigation pertaining to construction should be used.

Physical Environment

Aspect/Activity	Potential Impact	Proposed Mitigation Measures	Monitoring Indicator	Monitoring/Frequency
Waste & debris	Waste & debris	Remove equipment and minor construction materials; dispose properly	Waste removal completion (Contractor & Environmental Consultant)	Once, post-decommissioning
Soil disturbance	Minor erosion risk	Stabilize areas; replant vegetation	Observation of stabilized soil (Environmental Consultant)	Once, post-decommissioning

Biological Environment

Aspect/Activity	Potential Impact	Proposed Mitigation Measures	Monitoring Indicator	Monitoring/Frequency
Vegetation / habitat	Minimal impact	Rehabilitate cleared areas; plant indigenous species	Vegetation recovery (Environmental Consultant & Facility Management)	Once, post-decommissioning

Human Environment

Aspect/Activity	Potential Impact	Proposed Mitigation Measures	Monitoring Indicator	Monitoring/Frequency
Safety & access	Unsafe site after closure	Remove hazardous materials; secure site	Site inspection (Contractor & Facility Management)	Once, post-decommissioning
Community aesthetics	Visual impact from leftover materials	Rehabilitate site; remove debris	Community feedback; visual inspection (Environmental Consultant & Town Council)	Once, post-decommissioning

Conclusion and Recommendations

Conclusions

The Environmental Management Plan (EMP) for Erf 661 ensures that the development and operation of the proposed medical facility are conducted responsibly and sustainably. By outlining potential impacts, mitigation measures, monitoring procedures, and clear roles and responsibilities, the EMP provides a practical framework to minimize environmental and social risks.

Compliance with this EMP will safeguard the physical, biological, and human environments, promote public health and safety, and support community well-being. Overall, the EMP ensures that the medical facility can operate efficiently while maintaining environmental stewardship and adherence to national legislation.

Recommendations

It is recommended that the Environmental Management Plan (EMP) for Erf 661 be fully implemented and adhered to throughout all phases of the proposed medical facility development construction, operation, and eventual decommissioning. All identified mitigation measures, monitoring protocols, and assigned responsibilities should be strictly followed to ensure that environmental, social, and health impacts are minimized.

Regular monitoring and reporting should be conducted by the responsible parties, including the contractor, facility management, environmental consultant, and Outapi Town Council, to ensure compliance with national legislation such as the Environmental Management Act, 2007, and the Urban and Regional Planning Act, 2018. Furthermore, any unforeseen environmental or social issues should be addressed promptly using adaptive management approaches outlined in the EMP.

Implementing this EMP will ensure that the medical facility operates sustainably, protects the local environment, promotes public health and safety, and contributes positively to the community of Outapi.