

*ENVIROMENTAL SCOPING REPORT 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.

TERMINOLOGY AND ABBREVIATIONS

TERM	MEANING
DEA	Department of Environmental Affairs
DEAT	Department of Environmental Affairs and Tourism
EA	Environmental Assessment
EAP	Environmental Assessment Practitioner
ECC	Environmental Clearance Certificate
ECO	Environmental Compliance Officer
EIA	Environmental Impact Assessment
EMA	Environmental Management Act (No. 7 of 2007)
EMP	Environmental Management Plan
ESPM	Environmental Social Management Plan
MEFT	Ministry of Environment Forestry and Tourism
NAMPAB	Namibian Planning Authority Board
OTC	Outapi Town Council
PPE	Personal Protective Equipment
SM	Site Manager
TC	Town Council

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Executive Summary

Human settlements, including towns such as Outapi, are integrated systems where land is zoned for a variety of uses. Zoning regulations guide development patterns and determine whether land will be utilized for commercial, industrial, residential, recreational, or public open space purposes.

In this context, Erf 661 in Outapi is currently zoned for Residential use. The applicant is proposing to rezone this erf from *Residential* (density 1:500) to *Business* (bulk 1.0), in accordance with the provisions of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) and the Environmental Management Act, 2007 (Act No. 7 of 2007).

Under the Environmental Impact Assessment Regulations No. 4878 of 6 February 2012, the rezoning of land from one use to another, particularly for developments that may impact social or environmental conditions, is considered an activity that requires an Environmental Clearance Certificate (ECC).

An environmental scoping assessment has determined that the proposed rezoning of Erf 661 from from *Residential* (density 1:500) to *Business* (bulk 1.0) is compatible with the existing surrounding land uses and is expected to enhance access to essential health services for the community. The development is anticipated to have minimal negative impacts on the social and natural environment. Potential short-term impacts such as noise, dust, and minor disturbances during construction will be minimal as this erf is fully constructed and building alteration will only be made from the inside.

Based on these findings, this scoping assessment recommends the issuance of an Environmental Clearance Certificate to allow for the rezoning of Erf 661 in Outapi from residential use to medical practice, enabling the proposed development to proceed in a sustainable and environmentally responsible manner.

Introduction and Background

Outapi is the district capital of the Outapi Constituency in the Omusati Region of north-central Namibia. It lies approximately 90 km northwest of Oshakati and 55 km northwest of Okahao, along the main route to Ruacana and the Angolan border. According to the 2023 Population and Housing Census, the constituency has a population of 53,594 people, illustrating the town's importance as a regional service hub.

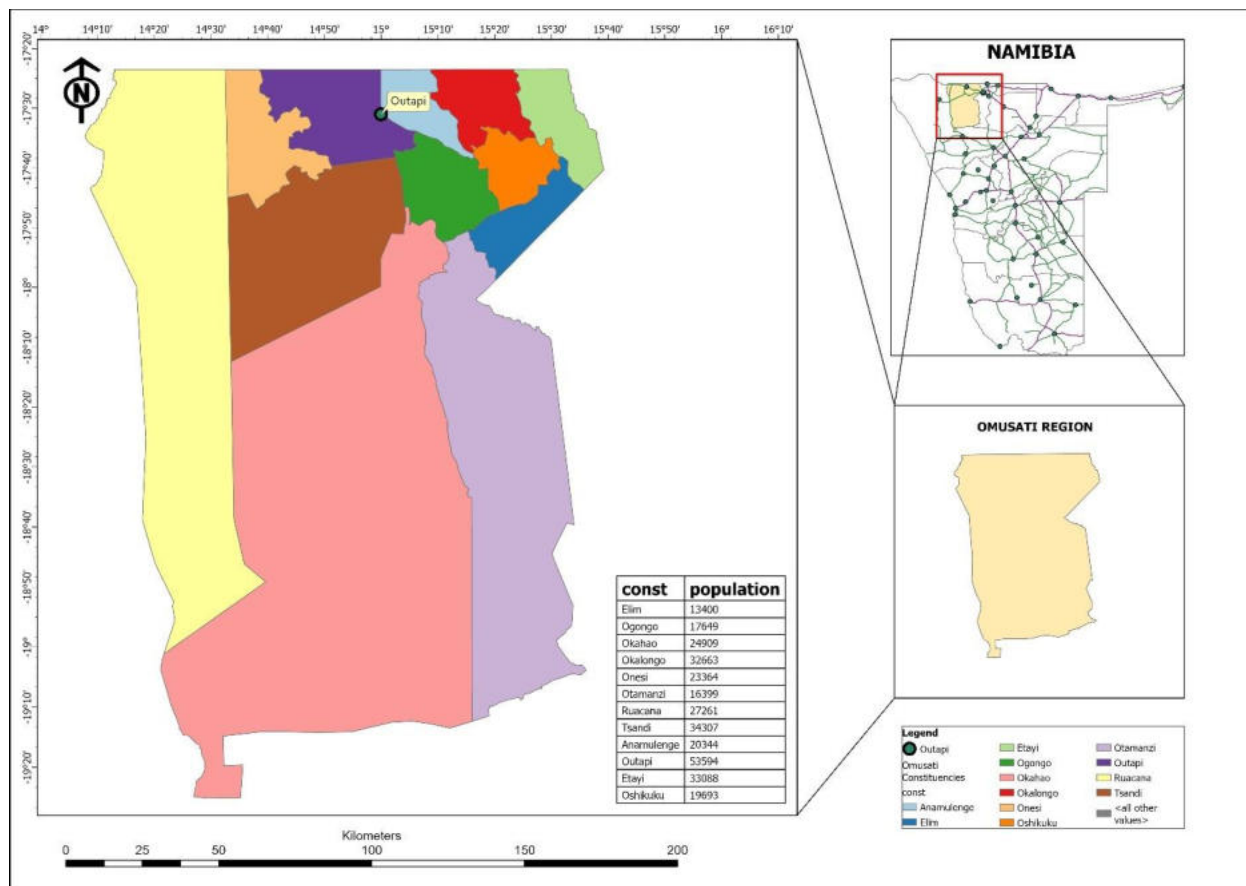


Figure 1. Omusati Region Electoral constituencies

In response to this urban growth and the rising demand for essential services, the proponent, Mr. Afro Latin Namakalu, the owner of Erf 661, Extension 1, Outapi, for is proposing for the rezoning from *Residential* (density 1:500) to *Business* (bulk 1.0) in order to establish a medical practice. The proposed rezoning seeks to improve access to healthcare within Outapi while ensuring that land use planning remains consistent with the objectives of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018). This initiative will contribute to orderly development, enhance service delivery, and support the socio-economic well-being of the local community.

Statutory Requirements

The Environmental Management Act, 2007 (Act No. 7 of 2007) (EMA), in alignment with Article 95(1) of the Namibian Constitution, mandates the protection of the environment and sustainable development. Section 27(2) of the EMA, read with the Environmental Impact Assessment Regulations (Government Notice No. 30, Gazette No. 4878, 6 February 2012), stipulates that activities involving a change in land use, such as the proposed rezoning of Erf 661, Outapi, from *Residential* (density 1:500) to *Business* (bulk 1.0), may require an Environmental Clearance Certificate (ECC) if they are likely to cause significant environmental or social impacts.

To ensure compliance, the proponent, Mr. Afro Latin Namakalu, will have appointed a registered Environmental Assessment Practitioner (EAP) to conduct a screening assessment. This will determine whether the proposed rezoning is anticipated to yield any environmental impacts, this necessitates a full Environmental and Environmental Scoping to obtain an ECC. If required, the EAP will undertake the EIA process, including public consultation and stakeholder engagement as per Section 35 of the EMA, to evaluate potential impacts such as waste management, traffic, and resource use. The proponent is committed to adhering to all statutory requirements under the EMA and its Regulations, ensuring the development aligns with Namibia's environmental and sustainable development objectives.

Project Description

This project proposes the rezoning of Erf 661, Outapi, owned by Mr. Afro Latin Namakalu, from from *Residential* (density 1:500) to *Business* (bulk 1.0) zoning to establish a medical facility in Outapi, Omusati Region, Namibia. The primary objective is to address the growing healthcare needs of the local community by developing a small-scale medical practice offering consultations, diagnostics, and minor treatments. The initiative aims to enhance access to essential medical services in a region with limited healthcare infrastructure.

The development will involve minimal adjustments to the existing residential structure on Erf 661 to accommodate the medical practice, including the creation of consultation rooms, a reception area, a waiting room, and supporting amenities. These modifications will be designed to comply with the Outapi Town Council's building regulations and the Ministry of Health and Social Services' standards. The project is expected to be low-impact, utilizing existing municipal services (water, sanitation, and electricity) without requiring significant infrastructure upgrades. The erf's strategic location ensures accessibility via established road networks and compatibility with surrounding residential, commercial, and institutional land uses.

The rezoning aligns with the Outapi Town Planning Scheme and the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), promoting sustainable and community-focused development. To ensure compliance with the Environmental Management Act, 2007 (Act No. 7 of 2007) and its Environmental Impact Assessment Regulations (Government Notice No. 30, Gazette No. 4878, 6 February 2012), a registered Environmental Assessment Practitioner will be appointed to evaluate the need for an Environmental Clearance Certificate. The project aims to improve healthcare access, create local employment opportunities, and contribute to Outapi's socio-economic development while preserving the area's urban character.

Location

Erf 661 measuring approximately 1315m² (see Fig. 2.) is located in Outapi town, within the Outapi Extension The erf is situated 600m from Outapi - Ruacana road (C46) .

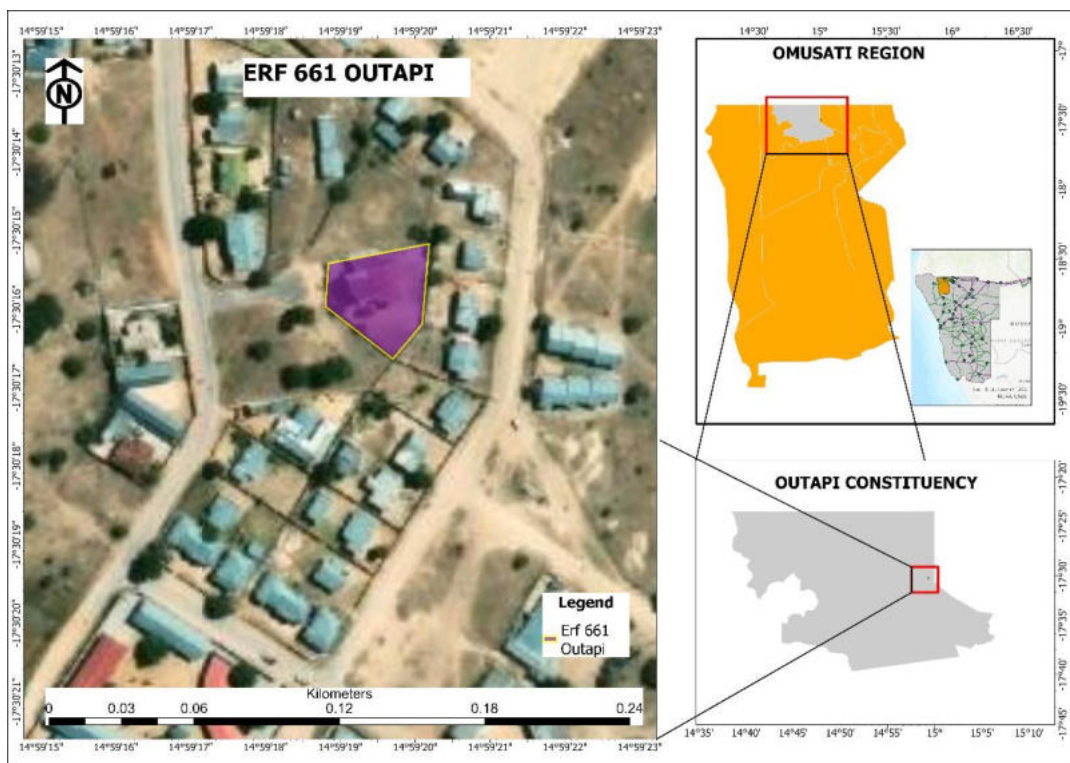


Figure 2. Aerial view of erf 661 Outapi

Erf 661 Outapi

Erf 661, situated in Outapi, is currently zoned for residential purposes. The erf is proposed to be rezoned to from *Residential* (density 1:500) to *Business* (bulk 1.0) “Institutional” to allow for the development of a medical practice. The rezoning will enable the provision of essential healthcare services within the community and improve accessibility to medical facilities in the area. The proposed development will make efficient use of the erf while complementing the surrounding land uses and contributing to the social and economic wellbeing of Outapi residents.

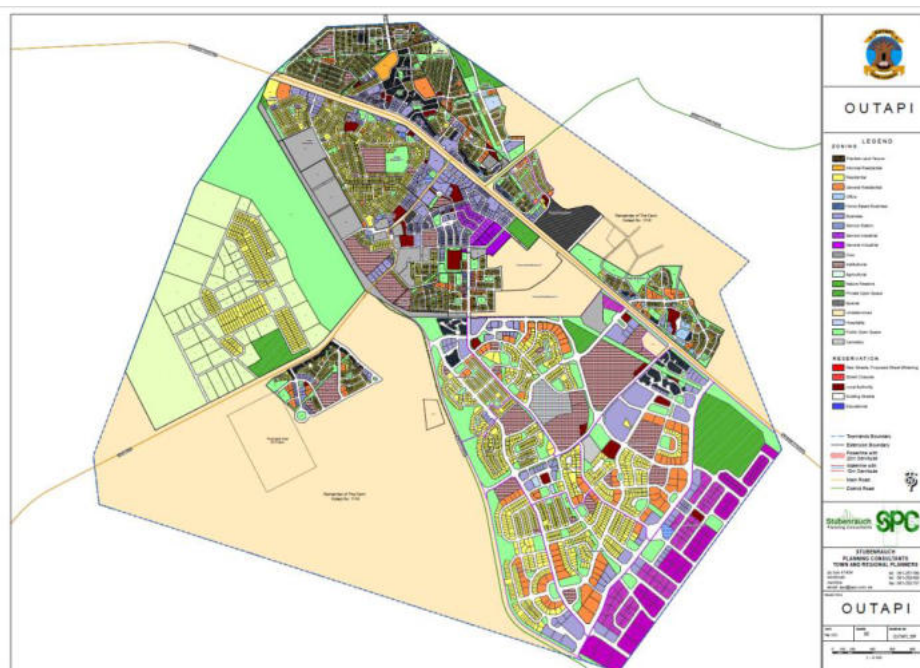


Figure 3. Outapi Town Map

Project Scope

The scope of this project is to develop a Social and Environmental Management Plan (SEMP) for the proposed development of Erf 661 in Outapi, which is intended to be rezoned from residential use to accommodate a medical practice. The SEMP is guided by the provisions of the *Environmental Management Act, 2007 (Act No. 7 of 2007)* and the *Environmental Impact Assessment Regulations, 2012*, and aims to:

- Identify potential social and environmental impacts associated with the rezoning, construction, operation, and potential decommissioning of the medical practice.
- Assess the significance of these impacts in terms of their magnitude, duration, and extent.
- Formulate optimal and practical mitigation measures to avoid, minimize, or manage adverse effects while enhancing positive outcomes, such as improved healthcare access and job creation.

This SEMP addresses all foreseeable social and environmental impacts related to the establishment and operation of the medical practice, ensuring compliance with Namibian legislation, including the *Urban and Regional Planning Act, 2018*, *Public Health Act, 2015*, and *National Waste Management Policy*. It supports the issuance of an Environmental Clearance Certificate (ECC) from the Ministry of Environment, Forestry and Tourism (MEFT) and aligns with principles of environmental sustainability, responsible urban development, and the United Nations Sustainable Development Goals (SDGs), particularly SDG 3 (Good Health and Well-Being) and SDG 11 (Sustainable Cities and Communities).

Description of the Affected Environment

Erf 661 is located in Outapi, the administrative capital of the Omusati Region, northern Namibia, along the C46 road. The town, with a population of approximately 6,600–8,000, is urbanizing, featuring residential, commercial, and institutional land uses. The proposed rezoning of Erf 661 from residential to institutional or business use will accommodate a medical practice to meet local healthcare demands. The site, assumed to be in a developed urban area, has access to municipal water, electricity (NORED), and roads, though its exact location requires scoping confirmation.

The biophysical environment of Omusati region, is semi-arid, with 300–400 mm annual rainfall (mostly November–March) and temperatures from 20°C to 35°C. The flat terrain and sandy soils of the Kalahari sandveld suggest minimal vegetation on-site, with low biodiversity and no known critical habitats. Water scarcity, reliant on NamWater pipelines, is a key concern, requiring efficient use per the *Water Resources Management Act, 2013*. Construction may generate low dust necessitating mitigation.

Socially, Outapi's predominantly Oshiwambo-speaking population faces limited healthcare access, with the nearest major referral hospital in Oshakati. The medical practice will create jobs and improve health services, aligning with SDG 3 (Good Health and Well-Being). Potential community concerns include noise, traffic, or neighborhood changes, requiring consultation under the *Environmental Management Act, 2007*. Medical waste management, per the *Public Health Act, 2015*, is critical to prevent environmental and health risks.

Bios-Physical Environment

The bio-physical environment of Erf 661 in Outapi, Omusati Region, northern Namibia, is characterized by its urban setting within a semi-arid region. Outapi experiences low annual rainfall (300–400 mm, mostly November–March) and temperatures ranging from 20°C in winter to 35°C in summer. This semi-arid climate influences water availability, necessitating efficient use during construction and operation of the proposed medical practice, as mandated by the *Water Resources Management Act, 2013*. The flat terrain, at approximately 1,100–1,200 meters above sea level, facilitates construction but requires stormwater management to prevent localized flooding during rare heavy rains.

Soils in the area are predominantly sandy, typical of the Kalahari sandveld, with low water retention and high susceptibility to dust generation and minor erosion during construction. As a residential plot in an urbanized area, Erf 661 and it is fully developed, there is minimal likely further clearance of natural vegetation, which in the broader region consists of sparse savanna grasslands and scattered acacia or mopane trees. Biodiversity is minimal, with no known protected species or critical habitats (e.g., wetlands or conservation areas) on or near the site, reducing ecological sensitivities.

Water resources are limited, with Outapi relying on NamWater pipelines and groundwater from the Cuvelai-Etosha Basin's ephemeral oshanas, which are unlikely to directly affect the site. The medical practice's water demand for sanitation and cleaning must be managed carefully. Key environmental concerns include medium dust and noise during reconstruction of additional rooms, potential medium erosion from soil disturbance, and energy use for cooling due to high temperatures. These will be addressed in the Social and Environmental Management Plan (SEMP) to ensure compliance with the *Environmental Management Act, 2007* and *Environmental Impact Assessment Regulations, 2012*.

Topography and Drainage

Outapi, located in the Omusati Region of northern Namibia, is characterized by a predominantly flat topography within the Cuvelai-Etosha Basin, with elevations ranging from 1,100 to 1,200 meters above sea level. This flat landscape, coupled with a gentle slope from northwest to southeast, directs the region's drainage towards the Etosha Pan. The local drainage system consists of numerous shallow, broad watercourses known as "iishana," which differ from typical narrow, deep river channels. These iishana, with elevation differences of less than 10 meters between their beds and surrounding higher ridges (omitunda), are seasonally recharged by floodwaters from Angola during high rainfall periods or by local precipitation (300–400 mm annually, mostly November–March).

In the context of the proposed rezoning of Erf 661 in Outapi from residential to institutional or business use for a medical practice, the flat topography and iishana drainage system present specific hydrological considerations. The minimal gradient and sandy soils of the Kalahari sandveld increase the risk of localized water pooling or seasonal flooding during heavy rains, particularly as Erf 661 is situated in an urbanized area with potentially limited natural drainage. While the site is unlikely to be directly adjacent to active iishana, its urban setting may rely on municipal stormwater infrastructure to manage runoff.

Effective stormwater management and site-specific drainage planning are critical to ensure the proposed development does not disrupt natural water flow or exacerbate flooding risks in surrounding areas. Measures such as elevated foundations, permeable surfaces, or integration with municipal drainage systems will be necessary to mitigate potential impacts. These considerations will be addressed in the Social and Environmental Management Plan (SEMP) to ensure compliance with the *Environmental Management Act, 2007* and the *Water Resources Management Act, 2013*, safeguarding the site and adjacent properties from hydrological impacts.

Image 1. Site



Ecology

Erf 661 in Outapi, Omusati Region, currently zoned for residential use, has been cleared for urban development and is predominantly covered with grass. The site's urban setting and cleared state indicate minimal natural vegetation, consistent with the surrounding developed areas of Outapi. No significant flora-related constraints are anticipated for the proposed rezoning to accommodate a medical practice.

Due to its urban locality, no wildlife was existing during the site inspection, suggesting limited faunal presence. Evidence of occasional use by domestic animals, such as cattle and donkeys, was noted through the presence of droppings. Small terrestrial fauna, such as rodents or reptiles, may inhabit the site but are expected to disperse naturally upon commencement of construction due to disturbance. The urban context further reduces the likelihood of significant ecological impacts.

No major environmental constraints related to vegetation or fauna have been identified that would preclude the rezoning of Erf 661 from *Residential* (density 1:500) to *Business* (bulk 1.0). The site's low biodiversity and cleared condition align with its urban environment, minimizing ecological sensitivities. The Social and Environmental Management Plan (SEMP) will address any potential minor impacts, such as faunal displacement, to ensure compliance with the *Environmental Management Act, 2007* and *Environmental Impact Assessment Regulations, 2012*.



Image 2. Outside of the site

Stakeholders Consultation

Before the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) took effect, rezoning applications were processed in accordance with the Townships and Division of Land Ordinance, 1963 (Ordinance No. 11 of 1963). In the case of Erf 661, Outapi, the owner, Mr. Afro Latin Namakalu, in collaboration with the Outapi Town Council, intends to apply for the rezoning of the erf from “Residential” to “Institutional” in order to establish a medical facility. This forthcoming application will be prepared and lodged in line with the provisions of the Urban and Regional Planning Act, 2018, and related planning legislation.

To ensure transparency and inclusivity, once the application is submitted, the Outapi Town Council will be required to publish a public notice in terms of Section 50(1)(c) of the Local Authorities Act, 1992 (Act No. 23 of 1992). This notice will inform the public of the proposed rezoning and invite community members and stakeholders to provide comments or raise objections. Such engagement will guarantee that the community has an opportunity to participate in the decision-making process.

Efo Enviro Consultant CC, the appointed environmental consultants, will guide the rezoning process to ensure that all statutory and regulatory requirements are met. Furthermore, the application will comply with the Environmental Management Act, 2007 (Act No. 7 of 2007), ensuring that environmental considerations are fully integrated into the planning process.

This scoping report therefore sets out the intention to apply for the rezoning of Erf 661, and it will further identify potential impacts, recommend mitigation measures, and demonstrate how the proposed medical facility can sustainably enhance healthcare access and service delivery for the Outapi community. In terms of Environmental Management Act, 2007 (Act No. 7 of 2007), public consultation was scheduled to take place on 22nd August 2025, however no stakeholder showed up nor were received from stakeholders. The Notice was placed on town council board.



Outapi Youth Centre

Policy, Legal and Administrative Framework

Table 1: Regulatory framework applicable to the Rezoning of Erf 661 Outapi

REGULATORY FRAMEWORK	SUMMARY	APPLICABILITY
The Namibian Constitution	<p>Articles 91(c) and 95(i) commits the state to actively promote and sustain the environmental welfare of the nation by formulating and institutionalizing policies to accomplish the sustainable objectives which include:</p> <ul style="list-style-type: none"> • Guarding against overutilization of biological natural resources, • Limiting over-exploitation of non-renewable resources, • Ensuring ecosystem functionality, • Maintain biological diversity. 	Through implementation of the environmental management plan the proposed development will be in conformance to the constitution in terms of environmental management and sustainability.
Vision 2030 and National Development Plans	Namibia's overall Development ambitions are articulated in the Nations Vision 2030. At the operational level, five-yearly national development plans (NDP's) are prepared in extensive consultations led by the National Planning Commission in the Office of the President. Currently the Government has so far launched a 5th NDP that pursues three overarching goals for the Namibian nation: high and sustained economic growth; increased income equality; and employment creation	The open market increases economic sustainability by creating continuous income opportunities, fostering local entrepreneurship, and enhancing the municipality's revenue base, which in turn supports improved service delivery and long-term community development which will be in fulfilment to the NDP and Vision 2030.
Urban and Regional Planning Act, 2018 Act No. 5 of 2018	Provides the legislative framework for spatial planning, land use management, township establishment, and rezoning in Namibia. It replaced the Townships and Division of Land Ordinance, 1963.	Governs the rezoning of Erf 661 from "Residential" to "Institutional." The application must be lodged and processed under this Act, with adherence to statutory procedures and approvals.
Town Planning Regulations (under the Urban and Regional Planning Act)	Set out procedures, requirements, and technical guidelines for rezoning, township establishment, and land development.	The rezoning of Erf 661 must adhere to these regulations, including submission of layout plans, motivation reports, and compliance with planning standards.

Environmental Management Act No. 7 of 2007	Promotes sustainable development by requiring Environmental Impact Assessments (EIAs) or Scoping Reports for listed activities, and ensures that environmental considerations are integrated into planning.	The rezoning and development of Erf 661 for a medical facility require a Scoping Report/Environmental Clearance Certificate (ECC) to identify and mitigate potential impacts.
The National Solid Waste Management Strategy, 2018	Having identified solid waste as a hazard, the Ministry of Environment, Forestry and Tourism developed the Solid Waste Management Strategy (SWMS) to guide future directions, develop regulations. The SWMS has also been aimed at funding strategy and action plans to improve solid waste management and ensure these are properly coordinated and are consistent with national policy to facilitate cooperation among stakeholders. The objectives of this Strategy are: <ul style="list-style-type: none"> a. to strengthen the institutional, organisational and legal framework for solid waste management, including capacity development. b. to instill a culture of waste minimisation and expand recycling systems; c. implement formalised waste collection and management systems in all populated areas; 	In terms of the rezoning to be enforced to ensure that the risks to the environment and public health emanating from waste disposal sites and illegal dumping in Namibia. This will include complete improvement of waste collection at all local authorities, in the informal housing and economy areas, etc
Environmental Policy framework (1995)	This policy subjects all developments and projects to environmental assessment and provides guidelines for the Environmental Assessment.	Consideration of all possible impacts and incorporate them in the development stages
National Solid Waste Strategy	The strategy to control and manage solid waste in Namibia	Solids from screening may require handling as per the provision of this strategy
Regulations Related to the Health and Safety of Employees at Work. Reg No. 156	Promotes the Safety and Health of employees at the workplace	Employees working at the facility are prone to waterborne disease, especially during cleaning and maintenance.
Public Health Act No. 1 of 2015	Protect the public from nuisance and states that no person shall cause a nuisance or shall suffer to exist on any land or premises owned or occupied by him or of which he is in charge any nuisance or other condition liable to be injurious or dangerous to health.	Application of proper mitigation measures to prevent water pollution

Labour Act No. 11 of 2007	This Act outlines the labor laws which encompass the protection and safety of employees at work.	Ensure that employees at the workplace are protected
Water Resource Management Act No.11 of 2011	Provide for the management, protection, development, use and conservation of water resources; to provide for the regulation and monitoring of water services and to provide for incidental matters	Possibility of surface and groundwater contamination.
National Heritage Act No.27 of 2004 Government Notices No.287 of 2004	The Act gives provision of the protection and conservation of places and objects with heritage significance.	To ensure protection of Heritage Resources
Local Authorities Act, 1992 (Act No. 23 of 1992), as amended	Provides for the establishment, powers, and functions of local authorities, including land management, rezoning, and public consultation processes.	The Outapi Town Council will facilitate the rezoning process, publish public notices, and invite objections/comments in line with Section 50(1)(c).
Public Health Act, 2015 (Act No. 1 of 2015)	Provides a framework for the promotion and protection of public health, including the regulation of health facilities and environmental health standards.	Ensures that the medical practice to be established on Erf 661 complies with public health and safety standards.
National Health Policy Framework (2010–2020) and successor strategies	Outlines Namibia's commitment to improving access to healthcare services, reducing inequalities, and strengthening primary healthcare.	The rezoning supports national health policy objectives by providing improved access to medical services within Outapi.
Vision 2030 and National Development Plans (NDPs)	Namibia's overarching development framework emphasizing sustainable land use, equitable service delivery, and improved social infrastructure.	Rezoning Erf 661 for a medical practice aligns with Vision 2030 and NDP goals by enhancing healthcare access and contributing to social wellbeing.
Omusati Regional Development Plan (latest edition)	Provides strategic priorities for development in the Omusati Region, including infrastructure, service provision, and community welfare.	The rezoning complements regional development priorities by addressing the healthcare service gap in Outapi.

Scoping Assessment

The proponent, Mr. Afro Latin Namakalu, intends to apply for the rezoning of Erf 661, Outapi, from *Residential* (density 1:500) to *Business* (bulk 1.0) “Institutional” to allow for the establishment of a medical practice. The application will be lodged through the Outapi Town Council, which serves as the responsible authority in accordance with the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018). The proposed development aims to improve access to healthcare services in Outapi, where increasing urbanisation has placed pressure on existing public health facilities and highlighted the need for additional medical infrastructure.

The scoping process has identified potential environmental and socio-economic impacts. Positive impacts include enhanced access to healthcare, creation of local employment opportunities, and alignment with national and regional planning objectives, including Vision 2030, National Development Plans (NDPs), and the Omusati Regional Development Plan. Potential negative impacts may arise from construction activities such as minor dust, noise, traffic disruptions, and waste generation, as well as operational considerations including medical waste management, increased traffic, and additional demand on municipal services.

To ensure compliance with statutory requirements and transparency, Efo Enviro Consultant CC, acting on behalf of the proponent, will prepare and publish the necessary public notices as directed by the Town Council. This process will allow community members and stakeholders to provide comments or raise objections to the proposed rezoning. Mitigation measures, including dust and noise suppression, proper waste management, provision of adequate parking, and adherence to Ministry of Health and Social Services (MoHSS) guidelines for medical waste, will be implemented to manage potential impacts effectively.

Impact Identification

During the literature review and site assessment for the proposed rezoning of Erf 661, Outapi, potential environmental and socio-economic impacts associated with both the construction (**upgrading of existing facilities**) and operational phases of the medical practice were identified. The criteria used to assess these impacts, as well as the method for determining their significance, are summarized in Table 2. This process is in accordance with the Environmental Impact Assessment Regulations of the Environmental Management Act, 2007 (Government Gazette No. 4878). Impact analysis is undertaken in two main steps:

- **Impact Determination:** Each potential impact is assessed based on its severity, spatial extent, and duration, considering both temporary impacts during construction (such as dust, noise, traffic disruptions, and waste generation) and longer-term operational impacts (including medical waste management, increased traffic, water and energy demand, and social benefits).
- **Impact Significance:** The overall significance of each impact is evaluated under two scenarios: without mitigation and with mitigation. Confidence in the rating depends on the certainty of available information. Where uncertainties are high, a specialist

study may be required to refine mitigation measures. If uncertainties persist after such studies, a precautionary approach is applied.

For the proposed rezoning of Erf 661, all identified impacts during both construction and operational phases were assessed with a high degree of certainty. The mitigation measures developed—including dust and noise suppression, proper construction and medical waste management, traffic and parking planning, and efficient use of municipal services—are expected to reduce negative impacts to low levels. This ensures that the proposed medical practice can be developed sustainably and in compliance with environmental and legal requirements.

Impact Evaluation

For the proposed rezoning of Mr. Afro Latin Namakalu's residential erf in Outapi to an *institutional* use for a medical practice, Efo Enviro Consultant CC conducted a comprehensive literature review and site assessment to identify potential environmental and socio-economic impacts associated with both the construction/upgrading phase and the operational phase. Construction-related impacts include minor land disturbance, soil disruption, minor dust generation, minor noise, and a light traffic increases associated with upgrading the existing facilities to meet medical practice standards. Operational impacts include increased demand on local resources, such as water and electricity, medical waste generation, and traffic from patients and staff. The assessment followed the Environmental Impact Assessment Regulations of the Environmental Management Act, 2007 (Government Gazette No. 4878). Impacts were evaluated in a two-step process, summarized in Table 2: first, impacts were assessed according to severity, spatial scale, and duration; second, overall significance was rated with and without mitigation to ensure that the project supports sustainable development in line with Vision 2030 and national planning objectives.

All identified impacts were assessed with a high degree of confidence using local data and considering Outapi's semi-arid context, where soil and water conservation are critical. No specialist studies were required, as the assessments provided clear and robust results. Mitigation measures for the construction phase include erosion control, dust and noise suppression, proper site management, and safe handling of construction waste. For the operational phase, measures include efficient water and energy use, proper disposal of medical waste, and traffic and parking management. These measures are expected to reduce all impacts to low levels, ensuring that both construction and operational activities of the medical facility are environmentally manageable.

This evaluation confirms that the proposed rezoning is environmentally sound and compliant with relevant legislation, including the Townships and Division of Land Ordinance, 1963, the Environmental Management Act, 2007, and the Urban and Regional Planning Act, 2018. Mitigation strategies, detailed later in this report, are designed to balance community benefits—such as improved healthcare access—with environmental protection. Efo Enviro Consultant CC will continue to provide guidance and monitoring throughout the project lifecycle to ensure that the development of the medical practice on Erf 661 proceeds sustainably and in compliance with all regulatory requirements.

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.

References:

1. Environmental Management Act 2007 (Act No 7 of 2007)
2. DEAT (2006) Guideline 4: Public Participation in support of the Environmental Impact Assessment Regulations, 2006.
3. Integrated Environmental Management Guideline Series, Department of Environmental Affairs and Tourism (DEAT), Pretoria
4. Townships and Division of Land Ordinance, 1963 Ordinance 11 of 1963 4.
5. Urban and Regional Planning Act, (2018 Act No. 5 of 2018)

APPEDIX 1: Proof of Advertisement

APPEDIX 2: CVs

APPEDIX 3: Public Notice

APPEDIX 4: Attendance Register

Image 3. Proof of Advertisement (08 and August 2025)

