

# Environmental Management Plan for:

The Permanent Closure of Portion 1 of Erf No. 4284 Outapi Extension 14, as "Public Open Space" and the Subsequent Rezoning of Portion 1 of Erf No. 4284, Outapi, Extension 14, from "Public Open Space" to "Business" with a bulk of 3.0, Omusati Region, Namibia.

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**[JANUARY 2026]**



# Table of Contents

<b>List of Figures</b> .....	2
<b>List of Tables</b> .....	3
List of Acronyms.....	4
1. Introduction.....	5
2. Proposed Development .....	6
2.1 Locality .....	6
2.2 Ownership.....	6
2.3 Zoning .....	6
2.4 Development Description .....	7
2.5 Rezoning of Portion 1 of Erf 4284 from “Public Open Space” to “Business” with a bulk of 3.0 .....	9
3. Roles and Responsibilities .....	9
3.1. Proponent’s Representative .....	10
3.2. Environmental Control Officer .....	10
3.3. Contractor .....	11
4. Management Actions .....	11
4.1. Applicable Legislation .....	12
4.2. Planning and Design Phase .....	18
4.3. Construction Phase .....	18
4.4. Operation and Maintenance Phase.....	21
4.5. Decommission Phase.....	22
5. Conclusion.....	22
6. References.....	23
7. Annexures .....	23

## **List of Figures**

<i>Figure 1, Locality Map of Portion 1 (A portion of Erf 4284)</i> .....	7
Figure 2, Proposed Rezoning of Portion 1 of Erf 4284 to “Business” with a bulk of 3.0 .....	9



## **List of Tables**

Table 1: Legislation Applicable to the Proposed Development .....	12
Table 2: Planning and Design Management Actions.....	18
Table 3: Construction Phase Management Actions .....	19
Table 4:Operation and Maintenance Management Actions.....	21
Table 5: Decommissioning Phase Management Actions .....	22



## List of Acronyms

DEA:	Directorate of Environmental Affairs
EA:	Environmental Assessment
EM:	Environmental Management
ECC:	Environmental Clearance Certificate
ECO:	Environmental Control Officer
EIA:	Environmental Impact Assessment
EMA:	Environmental Management Act
EMP:	Environmental Management Plan
GG:	Government Gazette
GN:	Government Notice
I&APS:	Interested and Affected Parties
IMP:	Impact Management Plan
MET:	Ministry of Environment and Tourism
MEFT:	Ministry of Environment, Forestry and Tourism
PR:	Proponent's Representative



## 1. Introduction

**Nored Electricity (Pty) Ltd** hereinafter referred to as the proponent intend to undertake the following activity:

### **The Rezoning of Portion 1 of Erf 4284 Outapi Extension 14, Outapi from "Public Open Space" to "Business" with a bulk of 0.3.**

The above development is listed activity in terms of the Environmental Management Act (No. 7 of 2007) and Environmental Impact Assessment Regulations (Government Notice No. 30 of 2012).

Harmonic Town Planning Consultants is appointed to undertake an Environmental Scoping Assessment (ESA), formulate an Environmental Management Plan (EMP), and apply for an Environmental Clearance Certificate (ECC) to the Ministry of Urban and Rural Development and the Directorate of Environmental Affairs (DEA) for the rezoning of Portion 1 (A portion of Erf 4284). In this respect, this document forms part of the application to be made to the DEA's office for an Environmental Clearance Certificate for the proposed rezoning according to the guidelines and statutes of the Environmental Management Act No.7 of 2007 and the Environmental Impact Regulations (GN 30 in GG 4878 of 6 February 2012).

The objective of this EMP is to formulate mitigating measures that should be enforced by all the contractors during all phases of the project to prevent negative impacts where possible. The EMP stipulates the management of environmental programs in a systematic, planned, and documented manner.

The aim is to ensure that the proponent maintains adequate control over the project operations to:

- ❖ Prevent negative impacts where possible;
- ❖ Reduce or minimise the extent of impact during the project life cycle;
- ❖ Prevent long-term environmental degradation; and
- ❖ Ensure that public safety and health is protected



This EMP details the mitigation and monitoring actions to be implemented during the following phases of these developments:

❖ Planning and Design

The period, prior to construction, during which preliminary legislative and administrative arrangements, necessary for the preparation of the development designs are carried out. The preparation of construction tender documents forms part of this phase.

❖ Construction

The period during which the proponent, having dealt with the necessary legislative and administrative arrangements, appoints a contractor for the development of any construction process(s) within the development areas.

❖ Operation and Maintenance

The period during which the services infrastructure will be fully functional and maintained. The operational phase is the most critical component of project implementation since it is more long-term. However, it is normally associated with less impact in comparison to the construction phase.

## 2. Proposed Development

### 2.1 Locality

Portion 1 of Erf 4284 is situated in Extension 14, Outapi, along the 35-meter wide C46 Road, which runs from Oshakati to Ruacana. The Erf is surrounded by “Public Open Space” and “Single Residential” land uses. See Figure 1 and Annexure A depicting the locality of Portion 1 (A Portion of Erf 4284) Outapi, Extension 14.

### 2.2 Ownership

Erf 4284, Outapi, is currently registered in the name of the Outapi Town Council. However, as indicated in the attached Certificate of Registered Title No. T 6751/2016, the property is in the process of being transferred to **Nored Electricity (Pty) Ltd.**

### 2.3 Zoning

Before its subdivision into Portion 1 and the Remainder, Erf 4284, Extension 14, measured approximately 55,807 hectares in extent and was zoned “Public Open Space” in



accordance with the Outapi Zoning Scheme. A permanent structure is located on the western side of the erf.

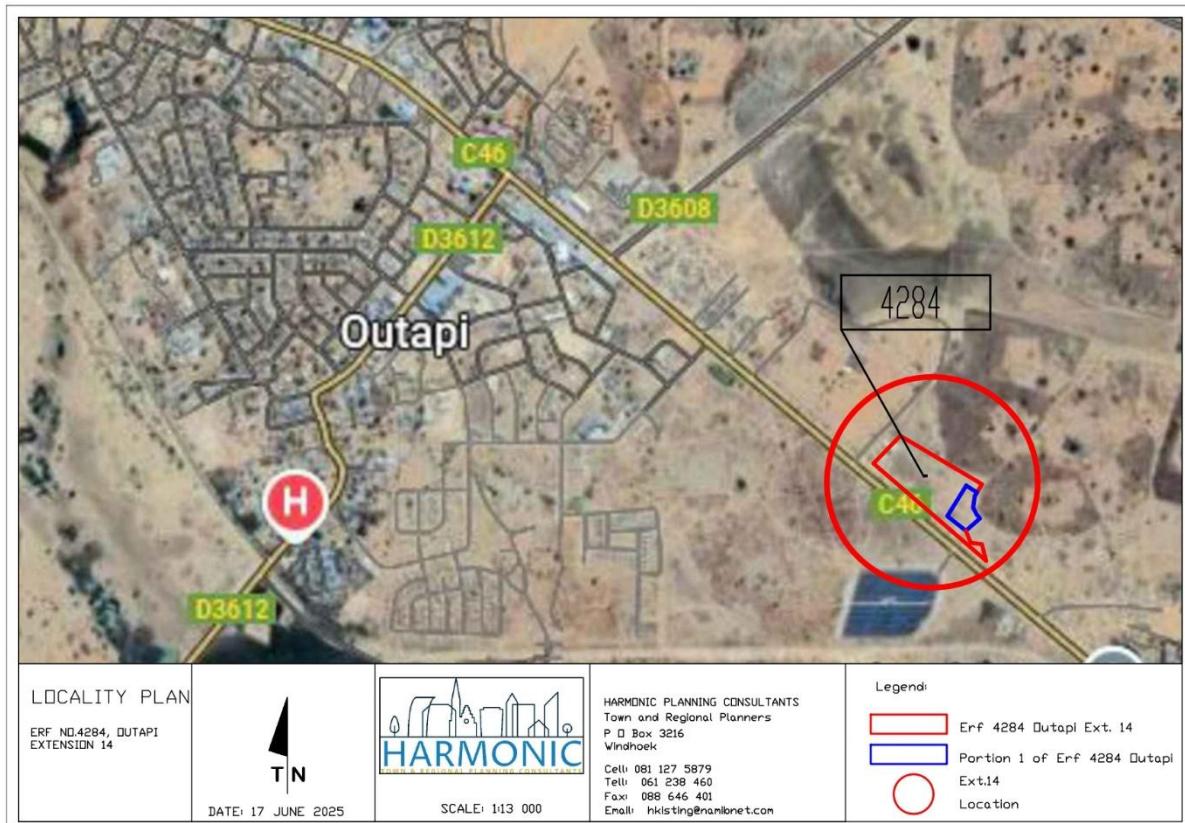


Figure 1, Locality Map of Portion 1 (A portion of Erf 4284)

## 2.4 Development Description

The proponent wishes to subdivide Erf No.4284 into Portion 1 and the Remainder, to permanently close off Portion 1 of Erf 4284 and to rezone Portion 1 from "Public Open Space" to "Business" with a bulk of 3.0. The proponent intends to rezone Portion 1 of Erf 4284 to facilitate the operation of an office. According to the Outapi Zoning Scheme, the primary uses under the "Business" zoning category include office operations. This rezoning aligns with the scheme's provisions, ensuring that the intended use is compliant and appropriate for the proposed development.

According to the Outapi Zoning Scheme, business erven are designated for a range of primary uses. These include business buildings, drive-in cafés, hotels or pensions, driving schools, backpacker hotels, and residential buildings. Other permitted uses are blocks of flats, bottle stores, bed and breakfasts, guest houses, self-catering accommodation, shops, restaurants, shopping centres, offices, funeral parlours with chapels, and convention centres.



The proponents aim to develop a mixed-use facility on the erf, as this type of development aligns with their long-term vision. It is also more sustainable under the current business zoning and will ensure efficient use of the property via the mixed-use activities.

Construction of the building, renovations and any other works are envisaged for the proposed office. As per the clients' short-term goals, the office space will be utilised as an administration office to serve the residents of Outapi. Therefore, the office space is expected to create employment opportunities for the community and simultaneously, bring vital services closer to the residents of Outapi.

The subdivision of Erf 4284 into Portion 1 and the Remainder and rezoning Portion 1 from "Public Open Space" to "Business" stems from a strategic vision of the proponent to establish a proper administrative office and to maximise the utilisation of the land and enhance the town's economy. The proponent aims to transform underutilised public space into a vibrant commercial hub that can stimulate the local economy, attract investment, and provide job opportunities for residents. This change will complement the surrounding residential and mixed-use areas, fostering a balanced and integrated urban environment. Moreover, the proposed business area will be strategically situated to leverage existing infrastructure, minimising the need for additional public expenditure and ensuring accessibility. This initiative aligns with the town's development goals, promoting economic growth while safeguarding community interests and environmental sustainability. Subsequently the economic benefits of increased property values and enhanced municipal revenue can be reinvested into further public services, thereby creating a positive feedback loop that benefits all stakeholders.

The proposed development ensures that the Remainder of Erf 4284 remains a public open space, preserving its recreational value for the community and maintaining green spaces within the urban setting. Through careful planning and community consultation, this project is designed to meet the present and future needs of the town, ensuring a sustainable and prosperous development.



## 2.5 Rezoning of Portion 1 of Erf 4284 from “Public Open Space” to “Business” with a bulk of 3.0

As depicted in Figure 2 below, Portion 1 of Erf 4284 (measuring 8 000m<sup>2</sup>) is to be rezoned from “Public Open Space” to “Business” with a bulk of 3.0.



Figure 2, Proposed Rezoning of Portion 1 of Erf 4284 to “Business” with a bulk of 3.0

## 3. Roles and Responsibilities

The implementation of this EMP requires the involvement of several stakeholders, each fulfilling a different but vital role to ensure sound environmental management during each phase. The proponent is ultimately responsible for the implementation of the EMP, from the planning and design phase to the decommissioning phase (if these developments are decommissioned, in the future). The proponent will delegate this responsibility as the project progresses through its life cycle. The delegated responsibility for the effective implementation of this EMP will rest on the following key individuals:

- Proponent’s Representative;
- Environmental Control Officer; and



- Contractor (Construction and Operations and Maintenance).

### 3.1. *Proponent's Representative*

The proponent should assign the responsibility of managing all aspects of these developments for all development phases (including all contracts for work outsourced) to a designated member of staff, which is referred to, as the Proponent's Representative (PR). The proponent may decide to assign this role to one person for the full duration of these developments or may assign a different PR to each of the development phases i.e. one for the planning and design phase, one for the construction phase, and one for the operation and maintenance phase. The PR's responsibilities are as follows:

The responsibilities of the Proponent's Representative

- ❖ Making sure the necessary approvals and permissions laid out in **Table 1** are obtained/adhered to;
- ❖ Making sure that the relevant provisions detailed in **Table 2** are addressed during the planning and design phase;
- ❖ Monitoring the implementation of the EMP monthly;
- ❖ Suspending/evicting individuals and/or equipment not complying with the EMP; and
- ❖ Issuing fines for contravening EMP provisions.

### 3.2. *Environmental Control Officer*

In the future, when construction starts, the PR should assign the responsibility of overseeing the implementation of the whole EMP, on the ground during the construction and operation and maintenance phases, to an independent external consultant, referred to in this EMP as the Environmental Control Officer (ECO). The PR/ proponent may decide to assign this role to one person for both phases and may assign a different ECO for each phase. The ECO will have the following responsibilities during the construction and operation and maintenance phases of these developments:

- ❖ Management and facilitation of communication between the PR, the contractors, and Interested and Affected Parties (I&APs) with regard to this EMP;
- ❖ Conducting site inspections (recommended minimum frequency is weekly) of all construction and/or infrastructure maintenance areas with respect to the implementation of this EMP (audit the implementation of the EMP);



- ❖ Assisting the Contractor in finding solutions with respect to matters pertaining to the implementation of this EMP;
- ❖ Advising the PR on the removal of person(s) and/or equipment not complying with the provisions of this EMP;
- ❖ Making recommendations to the PR with respect to the issuing of fines for contraventions of the EMP; and
- ❖ Undertaking an annual review and bi-annual audit of the EMP and recommending additions and/or changes to this document.

### 3.3. *Contractor*

Contractors appointed by the proponent are automatically responsible for implementing all provisions contained within the relevant chapters of this EMP. Contractors will be responsible for the implementation of this EMP applicable to any work outsourced to subcontractors. **Table 3** applies to contractors appointed during the construction phase and **Table 4** to those appointed during the operation and maintenance phase. In order to ensure effective environmental management, the aforementioned chapters should be included in the applicable contracts for outsourced construction, operation, and maintenance work.

The tables in the following chapter (Chapter 4) detail the management measures associated with the roles and responsibilities that have been laid out in this chapter.

## 4. Management Actions

Mitigating measures for negative impacts during all phases of the project will be outlined in this section.

The aim of the management actions in this chapter of the EMP is to avoid potential impacts where possible. Where impacts cannot be avoided, measures are provided to reduce the significance of these impacts. The following tables provide the management actions recommended to manage the potential impacts rated in the scoping-level EA conducted for these developments. These management actions have been organised temporally according to the project phase:

- ❖ Applicable legislation (Table 1);
- ❖ Planning and design phase management actions (Table 2);
- ❖ Construction phase management actions (Table 3);



- ❖ Operation and maintenance phase management actions (Table 4); and
- ❖ Decommissioning phase management actions (Table 5).
- ❖ The proponent should assess these commitments in detail and should acknowledge their commitment to the specific management actions detailed in the tables below.

#### 4.1. Applicable Legislation

Legal provisions that have relevance to various aspects of these developments are listed in Table 1 below.

*Table 1: Legislation Applicable to the Proposed Development*

Legislation considered	Relevant Organ of State/Authority	Aspect of Project
<b>The Constitution of the Republic of Namibia (1990)</b>	Government of the Republic of Namibia	<p>The Namibian government has adopted a number of policies that promote sustainable development. Of specific relevance to sound environmental management practice are clauses 91(c) and 95(l) of the Namibian Constitution. In summary, these refer to:</p> <ul style="list-style-type: none"> <li>• Guarding against over-utilisation of biological natural resources.</li> <li>• Limiting over-exploitation of non-renewable resources.</li> <li>• Ensuring ecosystem functionality.</li> <li>• Protecting Namibia's sense of place and character.</li> <li>• Maintaining biological diversity.</li> <li>• Pursuing sustainable natural resource use.</li> </ul> <p>The above therefore commits the State to actively promote and sustain the environmental welfare of the nation by formulating and institutionalising policies to accomplish the abovementioned sustainable development objectives.</p> <p>Through the implementation of mitigation measures as set out in this Scoping Report and the accompanying Environmental Management Plan (EMP), the holder of the ECC shall be advocating for sound environmental management as set out in the Constitution.</p>
<b>EMA</b>	MEFT: DEA	<p>Part 2 of the Act sets out 12 principles of environmental management, as follows:</p> <ul style="list-style-type: none"> <li>• Renewable resources must be used on a sustainable basis for the benefit of present and future generations.</li> <li>• Community involvement in natural resources management and the sharing of benefits arising from</li> </ul>



		<p>the use of such resources must be promoted and facilitated.</p> <ul style="list-style-type: none"> <li>• The participation of all I&amp;APs must be promoted and decisions must take into account the interests, needs and values of I&amp;APs.</li> <li>• Equitable access to environmental resources must be promoted and the functional integrity of ecological systems must be taken into account to ensure the sustainability of the systems and to prevent harmful effects.</li> <li>• Assessments must be undertaken for activities which may have significant effects on the environment or the use of natural resources</li> <li>• Sustainable development must be promoted in all aspects relating to the environment.</li> <li>• Namibia's cultural and natural heritage including, its biological diversity, must be protected and respected for the benefit of present and future generations.</li> <li>• The option that provides the most benefit or causes the least damage to the environment as a whole, at a cost acceptable to society, in the long term as well as in the short term, must be adopted to reduce the generation of waste and polluting substances at source.</li> <li>• The reduction, re-use and recycling of waste must be promoted;</li> <li>• A person who causes damage to the environment must pay the costs associated with rehabilitation of damage to the environment and to human health caused by pollution, including costs for measures as are reasonably required to be implemented to prevent further environmental damage.</li> <li>• Where there is sufficient evidence which establishes that there are threats of serious or irreversible damage to the environment, lack of full scientific certainty may not be used as a reason for postponing cost-effective measures to prevent environmental degradation; and</li> </ul>
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		<ul style="list-style-type: none"> <li>• Damage to the environment must be prevented and activities which cause such damage must be reduced, limited or controlled.</li> </ul>
<b>Legislation considered</b>	<b>Relevant Organ of State/Authority</b>	<b>Aspect of Project</b>
<b>Regional Councils Act, 1992 (Act No. 22 of 1992)</b>	Ministry of Urban and Rural Development	<p>The Regional Councils Act legislates the establishment of Regional Councils that are responsible for the planning and coordination of regional policies and development.</p> <p>The main objective of this Act is to initiate, supervise, manage and evaluate development within the regions countywide. The Khomas region and constituency councillors are considered to be I&amp;APs and will be provided with the opportunity to comment on the proposed project</p>
<b>Town and Regional Planners Act, 1996 (Act No. 9 of 1996)</b>	Ministry of Urban and Rural Development	<p>This Act establishes the Namibian Council for Town and Regional Planners, defines the functions, and powers of the Council, and provides for the registration of town and regional planners and the supervision over their conduct.</p> <p>The Minister may, on recommendation of the Council prescribe the kinds of work of a town and regional planning nature which shall be reserved for town and regional planners. The Act also defines improper conduct and defines disciplinary powers of the Council. Furthermore, the Act provides for the establishment of national, regional, and urban structure plans, and the development of zoning schemes. It also deals with a variety of related</p>
<b>Legislation considered</b>	<b>Relevant Organ of State/Authority</b>	<b>Aspect of Project</b>
<b>Water Resources Management Act (Act No. 11 of 2013)</b>	Ministry of Agriculture, Water and Forestry	<p>This Act provides a framework for managing water resources based on the principles of integrated water resources management. It provides for the management, development, protection, conservation, and use of water resources. Furthermore, any watercourse on/or in close proximity to the site and associated ecosystems should be protected in alignment with the listed principles.</p> <p>The township development activities would be located in close proximity to sensitive groundwater protection areas that are referred to as "<i>high environmental zone</i>". Special care should be</p>



		taken and recommendations will be provided not to negatively impact on the protected groundwater in this area.
<b>Pollution Control and Waste Management Bill (in preparation)</b>	MEFT and others	<p>This Bill serves to regulate and prevent the discharge of pollutants to air and water as well as providing for general waste management. The Bill will repeal the Atmospheric Pollution Prevention Ordinance (11 of 1976) (below) when it comes into force.</p> <p>The Bill also provides for noise, dust or odour control that may be considered a nuisance. The Bill would repeal the Atmospheric Pollution Prevention Ordinance (11 of 1976) (below) when it comes into force. Furthermore, the Bill advocates for duty of care with respect to waste management affecting humans and the environment and calls for a waste management licence for any activity relating to waste or hazardous waste management. As wastewater would be discharged to the existing sewer system a Water Pollution Licence is not required.</p> <p>The proposed development would not entail the discharge to air and or water but could result in the generation of noise and dust during the construction phase.</p>
<b>Atmospheric Pollution Prevention Ordinance (Act No.11 of 1976)</b>	Ministry of Health and Social Services	<p>This Ordinance serves to control air pollution from point sources, but it does not consider ambient air quality. Any person carrying out a 'scheduled process' which are processes resulting in noxious or offensive gases typically pertaining to point source emissions have to obtain a registration certificate from the Department of Health.</p> <p>It is not anticipated that the development would generate any noxious or offensive gasses, however, should this be the case, the proponent will ensure that a registration certificate (air pollution permit) is obtained prior to commencement of activities. As the duty of care, the proponent will implement the necessary mitigation measures as set the EMP in order to limit air emissions in the form of dust during construction.</p>
<b>Legislation considered</b>	<b>Relevant Organ of State/Authority</b>	<b>Aspect of Project</b>
<b>National Heritage Act (Act No. 27 of 2004)</b>	Ministry of Education and Culture: National Heritage Council	The Act makes provision for the protection and conservation of places and objects of heritage significance and the registration of such places and objects. Part V Section 46 of the Act prohibits removal, damage, alteration or excavation of heritage sites or remains, while Section 48 (ff) sets out the procedure for



		<p>application and granting of permits such as might be required in the event of damage to a protected site occurring as an inevitable result of development. Part VI Section 55 Paragraphs 3 and 4 require that any person who discovers an archaeological site should notify the National Heritage Council. The National Heritage Council has been established to identify, conserve, manage and protect places and objects of heritage significance.</p> <p>The archaeological specialist has identified a site (QRS 18/3) of heritage importance that could be impacted on by the proposed development. It is recommended that cognisance should be taken in the construction planning to limit the possibilities of Impacts on the identified site. The proponent will have to apply to the National Heritage Council for a permit to excavate the site prior to the commencement of the construction phase.</p>
<b>Nature Conservation Ordinance (Act No. 5 of 1996)</b>	MEFT	<p>This Ordinance will be replaced by the Parks and Wildlife Bill (<i>currently in draft version</i>) which will regulate protected areas and all indigenous flora and fauna in Namibia. It also includes provisions for protection against alien species.</p> <p>A few indigenous and protected plants are occurring on the site and therefore this Ordinance is relevant. A permit is required should any species on site, with a protected status, be damaged or removed. If required, the proponent will apply for such a permit prior to commencing with construction.</p>
<b>Legislation considered</b>	<b>Relevant Organ of State/Authority</b>	<b>Aspect of Project</b>
<b>Forestry Act (Act No. 12 of 2001)</b>	Ministry of Water, Agriculture and Forestry: Forestry Council	The Act provides for the management and use of forests and forest products. It offers protection to any living tree, bush or shrub growing within 100 metres of a river, stream or watercourse on land that is not a surveyed erven of a local authority area and a licence would be required to cut and remove any such vegetation.
<b>Soil Conservation Act (Act No. 76 of 1969)</b>	Ministry of Water, Agriculture and Forestry	<p>The Act makes provision for the prevention and control of soil erosion and the protection, improvement and conservation of soil, vegetation and water supply sources and resources, through directives declared by the Minister.</p> <p>This Act is applicable since soil could potentially be impacted on by the proposed township development. Measures should be taken to protect the drainage lines and should comply with any notice issues in respect of this Act.</p>



<b>Public Health Act (Act No. 36 of 1919)</b>	Ministry of Health and Social Services	<p>The Act serves to 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.</p> <p>The proponent should ensure that the township is designed in a safe way that is not injurious or dangerous to public health and that the noise and dust emissions which could be considered a nuisance remain at acceptable levels. This is mostly applicable during the construction phase.</p>
<b>Labour Act (6 of 1992)</b>	Ministry of Labour and Social Welfare	<p>This Act aims to regulate labour in general and includes the protection of the health, safety and welfare of employees.</p> <p>The 1997 Regulations relating to the Health and Safety of employees at work sets out the duties of the employer, welfare and facilities at the workplace, safety of machinery, hazardous substances, physical hazards, medical provisions, construction safety and electrical safety.</p> <p>Specifically, no employer shall require or permit an employee to work in an environment in which they are exposed to an equivalent noise level equal to or exceeding 85 dB(A).</p> <p>The proponent as the employer should adhere with all the requirements of the Act and the associated Regulations.</p>
<b>Relevant policies</b>		
<b>Policies considered</b>	<b>Relevant Organ of State / authority</b>	<b>Aspect of Project</b>
<b>Environmental Assessment Policy (1994)</b>	MEFT: DEA	<p>This policy aims to promote sustainable development and economic growth while protecting the environment in the long term by requiring environmental assessment prior to undertaking of certain activities.</p>
<b>Namibia's Vision 2030</b>	Government of the Republic of Namibia	<p>Namibia 2030 was formulated in order to provide a clear vision to guide long term planning towards improved quality of life for Namibian citizens. The Vision recognises environmental constraints and opportunities in formulating sub-visions, the sub-visions being that, <i>inter alia</i>:</p> <p>Namibia's freshwater resources are kept free of pollution and are used to ensure social well-being, support economic development, and to maintain natural habitats.</p> <p>Land is used appropriately and equitably, significantly contributing towards food security at household and national levels, and supporting the sustainable and equitable growth of Namibia's economy, whilst maintaining and improving land capability.</p> <p>Namibia's diverse woodlands, savannahs and the many resources they provide are managed in a participatory and sustainable manner to help support rural livelihoods, enhance socio-economic development, and ensure environmental sustainability.</p>



		<p>The integrity of vital ecological processes, natural habitats and wild species throughout Namibia is maintained whilst significantly supporting national socio-economic development through sustainable low-impact, high quality consumptive and non-consumptive uses, as well as providing diversity for rural and urban livelihoods.</p> <p>Despite high growth rates, Namibia's urban areas will provide equitable access to safety, shelter, essential services and innovative employment opportunities within an efficiently managed, clean and aesthetically pleasing environment.</p> <p>The proposed township development is in alignment with the objectives of this vision as it will improve the socio-economic livelihood within Outapi. Furthermore, the project will assist in reducing the high demand for properties in Outapi.</p>
<b>Relevant Guidelines</b>		
<b>Guidelines considered</b>		
<b>Draft Procedures and Guidelines for conducting EIA's and compiling EMPs, 2008</b>	MEFT	MEFT released a Draft Procedures and Guidelines for conducting EIA's and compiling EMP's in April 2008. This EIA process is informed by national Environmental Guidelines where applicable and relevant.

#### 4.2. Planning and Design Phase

The PR should ensure that the management actions detailed below should be adhered to during the period before the construction of the development starts.

Table 2: Planning and Design Management Actions

<b>Aspect</b>	<b>Management Actions</b>
<b>Stormwater</b>	Stormwater runoff should be accommodated within the street creation to ensure that the natural flow of water is not disturbed.
<b>Flora and Fauna (Biodiversity)</b>	<p>Do not clear cut the entire development site, but rather keep the few individual trees/shrubs not directly affecting the developments as part of the landscaping.</p> <p>Protected trees are not to be removed without a valid permit from the Department of Forestry.</p>

#### 4.3. Construction Phase

The management actions listed in Table 3 apply during the construction phase. This table may be used as a guide when developing EMPs for other construction activities within these development areas.



Table 3: Construction Phase Management Actions

<b>Environmental Feature</b>	<b>Impact</b>	<b>Management Actions</b>	<b>Responsible Person</b>
<b>EMP training</b>	Lack of EMP awareness and the implications thereof.	<p>All construction workers are to undergo EMP training that should include as a minimum the following:</p> <p>Explanation of the importance of complying with the EMP.</p> <p>Discussion of the potential environmental impacts of construction activities.</p> <p>Employees' roles and responsibilities, including emergency preparedness.</p> <p>Explanation of the mitigation measures that must be implemented when particular work groups carry out their respective activities.</p>	Contractor, PR
<b>Conservation of vegetation</b>	Loss of biodiversity	<p>The layout and development design should incorporate existing trees.</p> <p>The Contractor should compile a Plant Management Plan which should include the following as a minimum:</p> <p>Trees to be preserved should be marked with paint (or other means to be readily visible) and protected;</p> <p>Trees, which are impossible to conserve, need to be identified and; The Contractor should apply to the local authority for a permit to remove these trees (prior to removing them).</p> <p>Each tree that is removed needs to be replaced with an Indigenous tree species after construction;</p> <p>Workers are prohibited from collecting wood or other plant products on or near work sites.</p>	Contractor
<b>Water, Sewage, and greywater</b>	Contamination of surface and groundwater sources and water-wasting	<p>The wash water (grey water) collected from the cleaning of equipment on-site should not be left standing for long periods of time as this promotes parasite and bacterial proliferation.</p> <p>Grey water should be recycled:</p>	Contractor



		<p>Used for dust suppression;</p> <p>Used to water a vegetable garden, or to support a small nursery;</p> <p>Used (reused) to clean equipment.</p> <p>Grey water that is not recycled should be removed on a regular basis.</p> <p>No dumping of waste products of any kind in or in close proximity to water bodies.</p> <p>Heavy construction vehicles should be kept out of any water bodies and the movement of construction</p>	
<b>General waste</b>	Visual impact and soil contamination	<p>The construction site should be kept tidy at all times.</p> <p>All domestic and general construction waste produced on a daily basis should be cleaned and contained daily.</p> <p>No waste may be buried or burned.</p> <p>Waste containers (bins) should be emptied regularly and removed from the site to a recognised (municipal) waste disposal site.</p> <p>A sufficient number of separate bins for hazardous and domestic/general waste must be provided on-site. These should be clearly marked as such.</p> <p>Construction labourers should be sensitised to dispose of waste in a responsible manner and not to litter.</p> <p>No waste may remain on site after the completion of the project.</p>	Contractor
<b>Topsoil</b>	Loss of topsoil and associated opportunity costs	<p>When excavations are carried out, topsoil should be stockpiled in a demarcated area.</p> <p>Stockpiled topsoil should be used to rehabilitate post-construction degraded areas and/or other nearby degraded areas if such an area is located a reasonable distance from the stockpile.</p>	
<b>Dust</b>	Nuisance and health impacts	Dust suppression will be done by watering dust source surfaces.	Contractor,



		<p>Watering down dusty surfaces,</p> <p>Cover any stockpiles with plastic to minimise windblown dust.</p> <p>Dust protection masks should be provided to workers if they complain about dust.</p>	Environmental Control Officer
<b>Noise</b>	Noise pollution	<p>A construction interval will be established, used, and adhered to.</p> <p>Construction activities will be conducted during the daytime.</p> <p>Site notices will be erected on and around the site notifying visitors and nearby residents of different hazards on site</p>	Environmental Control Officer

#### 4.4. Operation and Maintenance Phase

The management actions included in Table 4 below apply during the operation and maintenance phase of these developments.

*Table 4: Operation and Maintenance Management Actions*

<b>Environmental Feature</b>	<b>Impact</b>	<b>Management Actions</b>	<b>Person Responsible</b>
<b>EMP training</b>	Lack of EMP awareness and the implications thereof	All contractors appointed for maintenance work on the respective streets must ensure that all personnel are aware of necessary health, safety, and environmental considerations applicable to their respective work.	Contractor
<b>Water</b>	Surface and groundwater contamination	Ensure that surface run-off water accumulating on-site are channelled and captured through a proper storm water management system to be treated in an appropriate manner before disposal into the environment.	Proponent, Contractor
<b>Dust</b>	Dust impacts	Should dust levels become significant dust suppression techniques should be applied.  Waterless dust suppression means should be utilised within areas experiencing water scarcity.	Proponent
<b>Energy usage</b>	High energy consumption	to use energy saving equipment and gadgets with a green rating.	Contractor



<b>Sewerage and effluent waste</b>	Domestic activities will result in ablution sewer water  Health Hazard	All sewerage waste should be channelled into the Council sewer reticulation system	Contractor
------------------------------------	------------------------------------------------------------------------------	------------------------------------------------------------------------------------	------------

#### 4.5. Decommission Phase

The decommissioning of these developments is not foreseen as the intended development is envisaged to be permanent. In the event that this infrastructure development is decommissioned the following management actions should apply.

*Table 5: Decommissioning Phase Management Actions*

<b>Environmental Feature</b>	<b>Management Actions</b>
<b>Decommissioning activity</b>	Many of the mitigation measures prescribed for construction activity for these developments (Table 4-3 above) would be applicable to some of the decommissioning activities. These should be adhered to where applicable.

### 5. Conclusion

The management actions included in this report aim to assist in the avoidance, management, and/or mitigation of potential impacts on the environment that may result from the proposed activities.

Arising from the analysis by the consultants, the proposed project is going to create permanent land cover/use change on the proposed project site. The document has thus provided adequate mitigation measures for the identified impacts for sustainable land development because land must develop, but with land development, there should not be environmental degradation, thus the EMP provides for the sustainable land development for the proposed development.



## 6. References

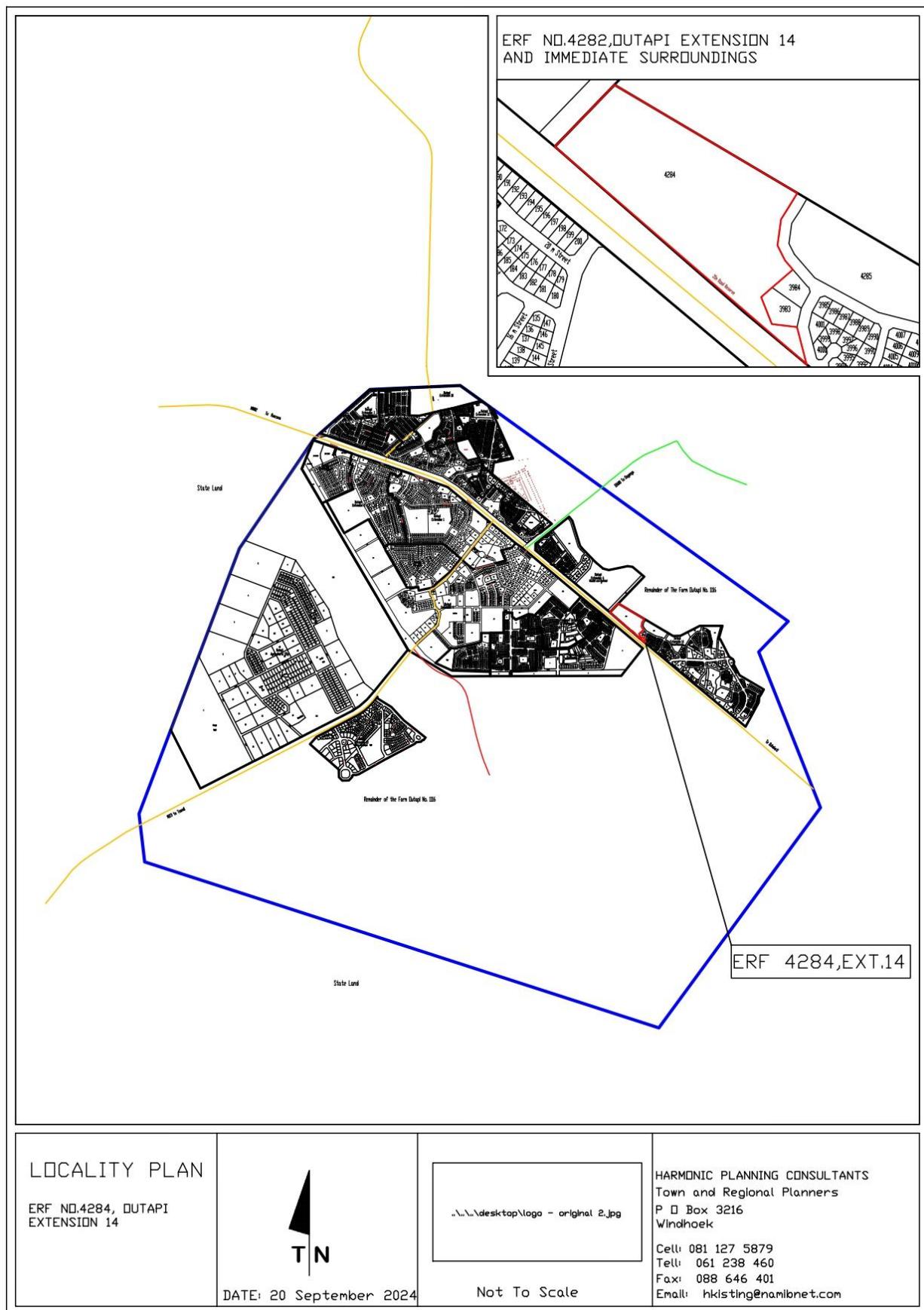
- Republic of Namibia, Ministry of Environment and Tourism. (1994) National Environmental Assessment Policy.
- Republic of Namibia, Ministry of Environment and Tourism. (2002) National Environmental Management Bill.
- Ruppel and Ruppel Schlichting (eds) (2011). Environmental Law and Policy in Namibia.

## 7. Annexures

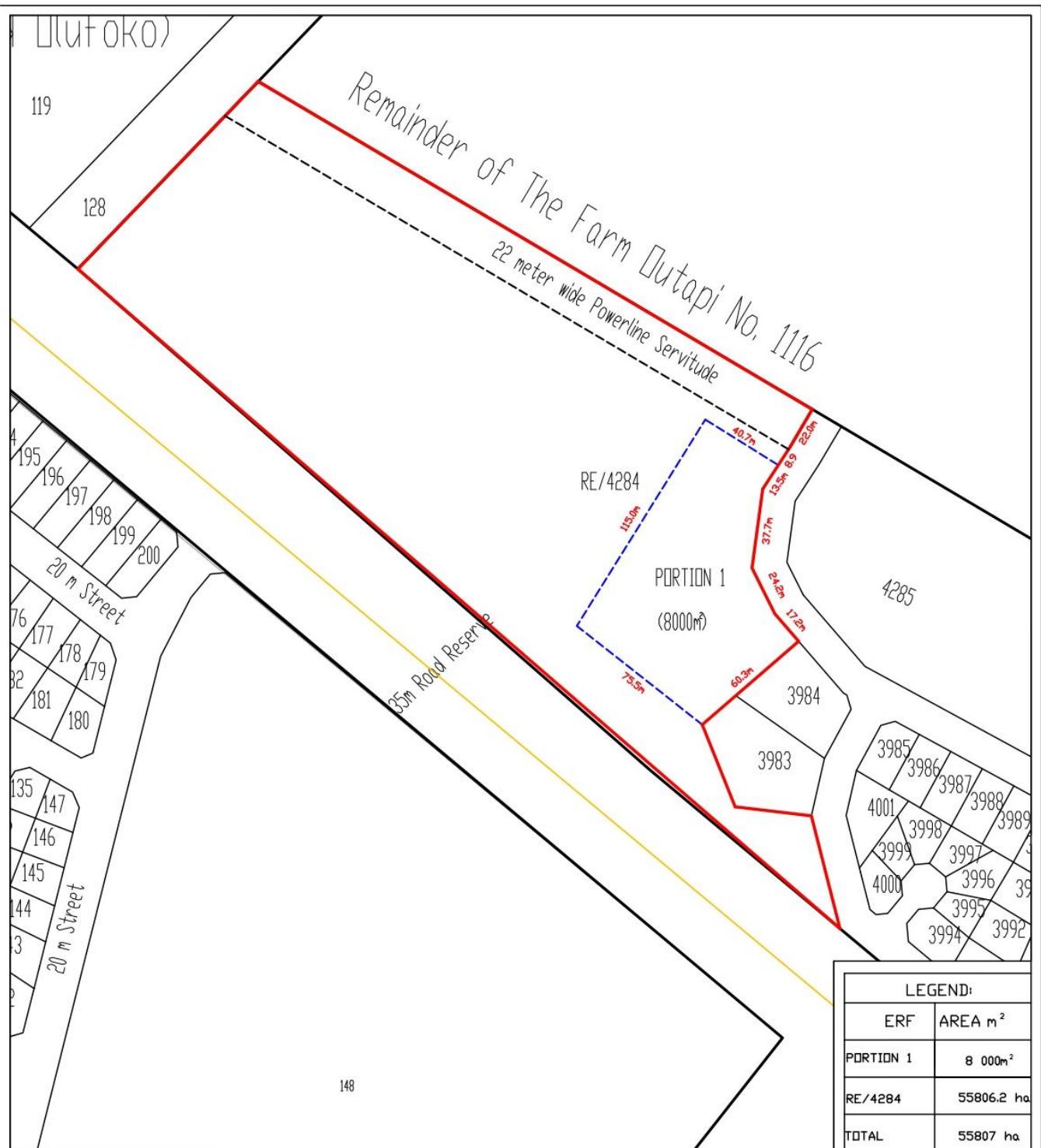
- 1) Annexure A – Locality Plan
- 2) Annexure B – Subdivision Plan
- 3) Annexure C – Rezoning Plans

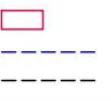


## ANNEXURE A – LOCALITY PLAN



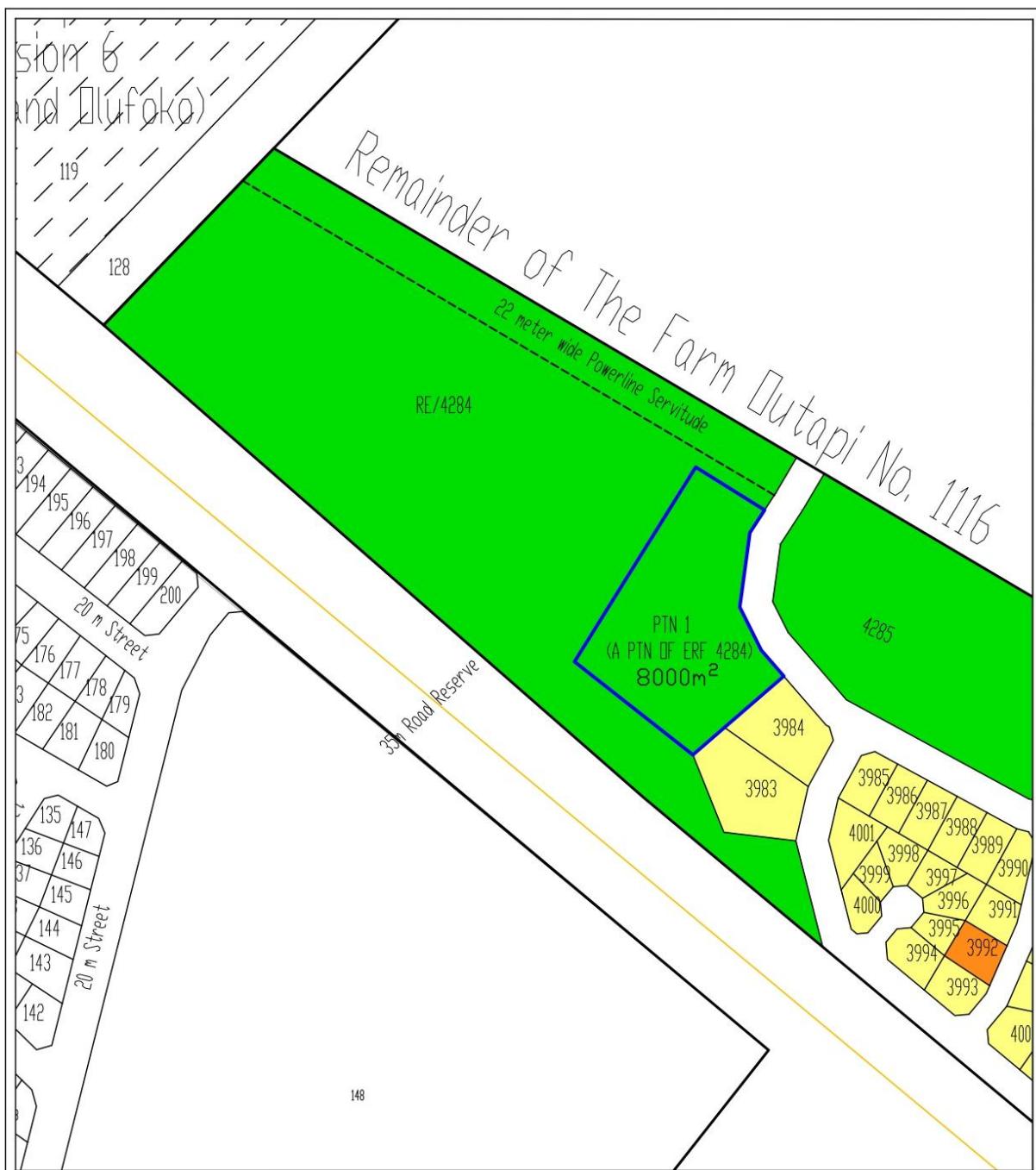
ANNEXURE B – SUBDIVISION PLAN



SUBDIVISION PLAN		HARMONIC PLANNING CONSULTANTS Town and Regional Planners P O Box 3216 Windhoek Cell: 081 127 5879 Teli: 061 238 460 Fax: 088 646 401 Email: hkisting@namibnet.com	
SUBDIVISION OF ERF NO.4284 OUTAPI EXT.14 INTO PORTION 1 AND THE REMAINDER			
 <ul style="list-style-type: none"> <li>Erf Boundary</li> <li>Subdivision LINE</li> <li>22m wide powerline servitude</li> </ul>		DATE: 29 November 2024	SCALE: 1:1000
			Drawn By: Mathew Shoonde



## ANNEXURE C – REZONING PLANS



### CURRENT ZONING PLAN

PTN 1 OF ERF NO.4284,  
EXTENSION 14  
DUTAPI

Portion 1 of Erf 4284  
PUBLIC OPEN SPACE

### LEGEND:

- Single Residential
- General Residential
- Business
- Special
- Service Station
- Local Authority
- Civic
- Public Open Space



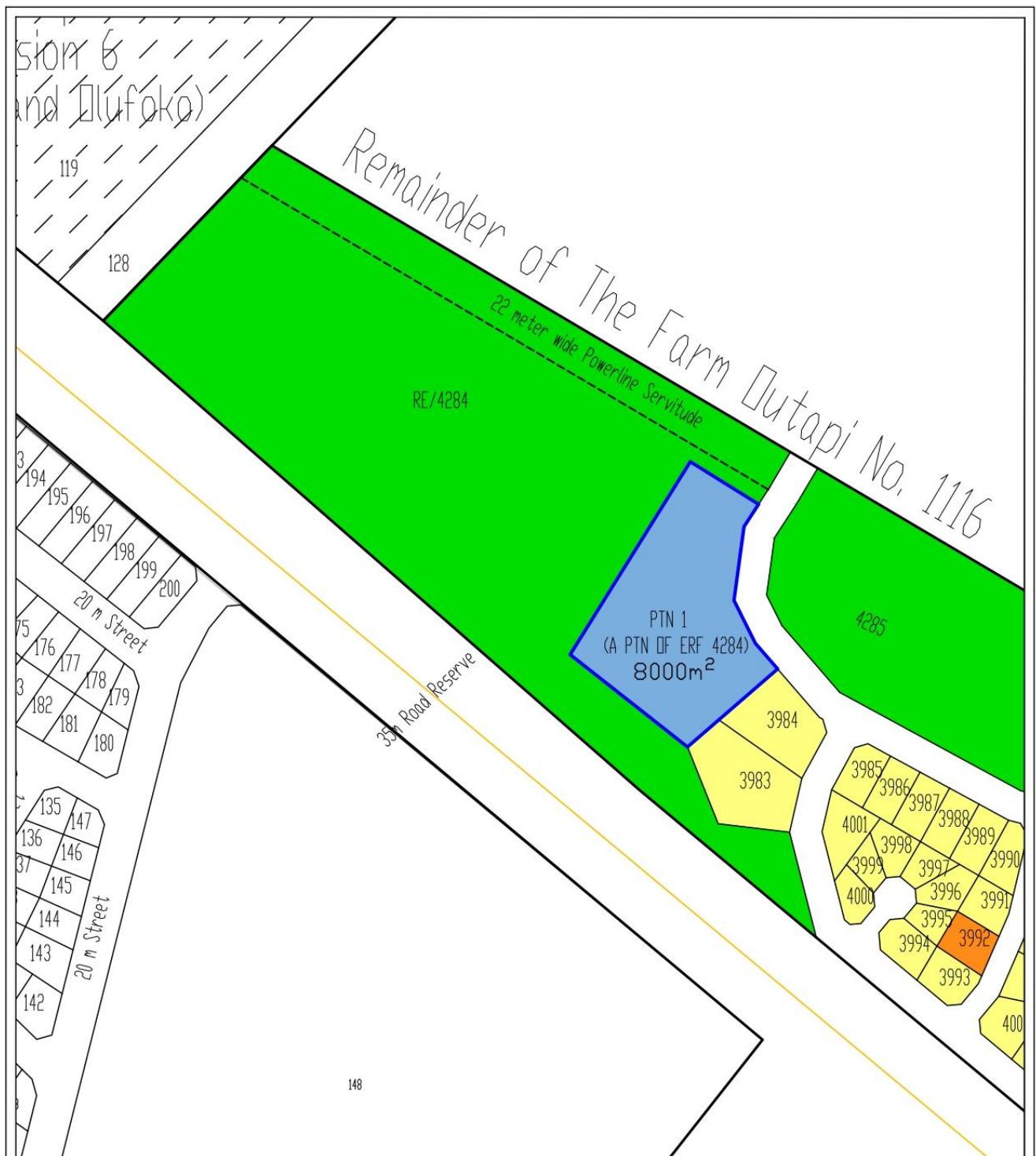
Scale: 1:2 500

Date: 29 November 2024



HARMONIC PLANNING CONSULTANTS  
Town and Regional Planners  
P O Box 3216  
Windhoek  
Cell: 081 127 5879  
Tel: 061 238 460  
Fax: 088 646 401  
Email: hklisting@namibnet.com





PROPOSED ZONING PLAN	LEGEND:		
PTN 1 OF ERF NO.4284, EXTENSION 14 DUTAPI	       		
PROPOSED BULK OF 3.0			
<input type="checkbox"/> Portion 1 of Erf 4284			
		Scale: 1:2 500	
		Date: 29 November 2024	



HARMONIC PLANNING CONSULTANTS  
Town and Regional Planners  
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Email: [hklisting@namibnet.com](mailto:hklisting@namibnet.com)

