

TOWN PLANNING AND ENVIRONMENTAL PUBLIC MEETING MINUTES**TOWNSHIP ESTABLISHMENT OF UUPINDI EXTENSIONS 2 AND 3**

Date: Thursday, 7 August 2025
Time: 10h00
Venue: Remainder of Erf 1574, Uupindi North, Oshakati

Present: Mr. Damian Hamunyela – Oshakati Town Council
Mrs. Tunomukwathi Ashipala – Oshakati Town Council
Ms. Alina Amwaama – Oshakati Town Council
Mrs. Pombili lipumbu – Stubenrauch Planning Consultants
Mr. Romeo Kameya – Stubenrauch Planning Consultants
Community leaders from Uupindi North (5 leaders) & Uupindi South (1 leader)
Affected Persons & the General Public – See attached attendance register

Purpose of fact-finding meeting:

- To explain the Environmental Impact Assessment (EIA) process and proposed developments
- To present the draft township layout for Uupindi Extensions 2 and 3 for community inputs
- To confirm supporting land uses and municipal service delivery
- To allow community members to raise questions and provide comments.

Meeting proceedings:

The meeting was opened by Mr. Damian Hamunyela, who called for a community member to give a prayer. Following the prayer, Mr. Hamunyela outlined the meeting agenda and explained what would occur during the session, all delivered in Oshiwambo. He inquired if translation was necessary; attendees agreed to proceed in Oshiwambo. He encouraged all community members not to hesitate in voicing opinions on the proposed layout.

Mrs. Tuna Muma explained the phased formalisation of Uupindi: starting with Uupindi Proper, extension 1, and currently focusing on Extensions 2 and 3. She stressed the importance of signing the attendance register and active participation, emphasising the benefits of formal layouts in bringing services to the community. The MC then resumed the floor.

Community leaders from Uupindi North and South introduced themselves. Mrs. Pombili lipumbu then introduced the SPC team and requested assistance from Mrs. Tuna for site descriptions of Uupindi Extensions 2 and 3.

Mrs. lipumbu presented the planning and environmental assessment process, beginning with aerial imagery and survey data foundational to the layout design. She highlighted that the land is owned by the Council, and the formalisation process provides an opportunity for land ownership. She noted that some fences will need to be relocated to accommodate roadways as per regulations on street widths and erf sizes. Each erf will now have legally required street access. She further explained zoning categories and respective use rights, followed by an environmental overview explaining the need for and process of the Environmental Impact Assessment.

The closing date for written comments was announced, with invitations to submit inputs to SPC and the Oshakati Town Council before the notification period lapses. It was emphasised that the presented layout is a draft to be finalised after public input.

The floor was then opened for a robust question-and-answer session with community members actively engaged.

The questions and inputs raised during the meetings are reflected below:

1. ENVIRONMENTAL QUESTIONS AND INPUT

- None

2. KEY TOWNPLANNING NOTE

ID	Comments / Inputs and Questions	Response / Solution
1	What happens to residents located in Public Open Spaces?	Council indicated that these residents will need to be relocated at a later stage as it is unsafe to inhabit these areas due to flooding risk.
2	What provisions will be made for households where multiple families or individuals reside on a single erf?	The planning process recognises existing households; efforts will be made to accommodate multiple occupants where possible, but compliance with municipal regulations and layout plans will guide final arrangements. Residents may be engaged to find harmonious solutions during formalisation.
3	What will happen to individuals with houses situated within the cemetery area?	Town Council will relocate affected residents at a later stage to respect cemetery boundaries and for proper township planning.

3 GENERAL QUESTIONS AND INPUT

ID	Comments / Inputs and Questions	Response / Solution
1	What is the purchase price of the erven?	As a government funded project, council explained that erven will not necessarily be sold at full market price but subsidised at rates to be confirmed.

2	What if residents cannot afford the erven?	Council responded that affordable payment plans will be provided, alongside subsidies, to assist those unable to make lump sum payments.
3	When will the formalisation process be completed?	Traditionally taking over 12 months, the process is expedited under the Mass Formalisation Project and is expected to be completed by year-end.
4	Will residents be relocated from the streets and Public Open Spaces?	Yes, relocation will be necessary to ensure safety, proper township planning, and to comply with regulations regarding street and open space usage.

Way Forward:

1. Community members are encouraged to provide additional written comments on the draft layout and EIA to SPC and Oshakati Town Council before the closing date of 25 August 2025.
2. SPC will revise the layout incorporating community inputs and seek formal council and Urban and Regional Planning Board approvals.
3. The finalised layout will proceed through survey, registration, and promulgation steps to complete township establishment.

Meeting adjourned

Minutes prepared by Romeo Kameya.