

**MINUTES OF PRESENTATION FOR THE ENVIRONMENTAL IMPACT
ASSESSMENT AND LAYOUT PLAN // FORMALISATION OF
EVULULUKO EXTENSION 3, 09 OCTOBER 2025, OPEN AREA NEXT O
NATIS, EVULULUKO TOWNSHIP, AT 09H00**

Minutes:

Master of Ceremony: Cllr Pinehas Aludhilu

1. Opening Prayer: Mr. Mathew Shipushu

Proceedings opened with a prayer by the chairperson of Evululuko B location Local Development Committee (LCD), Mr. Mathew Shipushu.

2. Welcoming remarks and the Purpose of the meeting: His Worship, the Mayor, Cllr. Leonard Hango

His Worship, the Mayor, Cllr. Leonard Hango welcomed attendees and introduced the purpose of the meeting. He explained that Evululuko Extension 3 is the last remaining informal area earmarked for formalisation, distinct from Evululuko Proper and Extension 1 where alignment is underway. Which all forms part of the mass formalisation project in Oshakati.

He outlined the standard process: public presentation of the Environmental Impact Assessment, draft layout, Council and Urban & Regional Planning Board approvals, surveying, registration of the General Plan, on-the-ground alignment, and, finally, purchasing and allocation of erven.

3. Environmental Impact Assessment Presentation: Nghivelwa Planning Consultants

Nghivelwa Planning Consultants, represented by Mr. Nghivelwa Natangwe Ndakunda delivered the presentation for the Environmental Impact Assessment for the Township Establishment of Evululuko Extension 3 on Erf 5165 (a portion of Erf 3122), Oshakati Extension 3. The presentation included the following:

1. Purpose of the Environmental Impact Assessment
2. Township Establishment process
3. Natural Environment Consideration
4. Social Environmental Consideration
5. Comments from I&AP's (Community)
6. Deadline for comments that is 24 October 2025 @ 17:00

Mr. Ndakunda further described the project and highlighted that the township establishment process that is a listed activity according to the Environmental Management Act, 7 of 2007.

He further clarified that the construction of services and formalization of Evululuko Extension 3 will have impacts on the natural environment and affect the social fabric of the area.

Mr. Ndakunda explained that the layout approval and township establishment process is carried out in accordance with the Environmental Management Act, 7 of 2007 and the Urban and Regional Planning Act, 5 of 2018. He emphasised that both acts provide for public participation process and notification of I&APs to ensure that the public is consulted during the planning exercise.

The consultant also indicated that since Evululuko Extension 3 is already inhabited and the purpose of the exercise is for formalization, there will be minimal disturbance

of the natural environment and the social impacts that will be caused by the formalization process will be positive and aims to provide better living conditions to the inhabitants.

Mr. Ndakunda further explained the reasons behind carrying out an Environmental Impact Assessment and highlighted the importance of the public participation process and the protection of the natural environment. He further clarified the EIA and public participation processes and encouraged the community to submit their comments in writing before the deadline.

4. Presentation of the layout: Nghivelwa Planning Consultants

Nghivelwa Planning Consultants, represented by Mr. Natangwe Ndakunda, presented the draft layout. The layout indicated a balanced mix of a Single Residential, General Residential, Business, Local Business, Civic/Institutional, and Public Open Space. The plan was informed by current settlement patterns, infrastructure, environmental features, and household survey information captured in September 2025. It was noted that some existing plot boundaries may change due to standardisation, the need for servitudes, accesses and the siting of public infrastructure.

5. Discussion and Q&A: All

After the layout presentation, the discussion commenced. Key inputs and comments from community members are summarized as follows:

Question 1: Agricultural activities. Residents asked whether small-scale agriculture would be allowed within the township once formalised.

Response: The meeting clarified that small-scale agriculture may be accommodated only with Council approval, typically within designated public open spaces or

communal garden areas. Additionally, the residents were encouraged to have back yard gardens

Question 2: Erf sizes. Residents sought clarity on the expected sizes of erven in the new layout.

Response: Erf sizes will vary, with some below 300 m² to support appropriate densification and service efficiency, while remaining within applicable Council and URP standards.

Question 3: Formalisation of Efundja settlement: the community asked when Efundja Settlement would be addressed by Council.

Response: The formalisation of Efundja Settlement is included in Council's Strategic Plan, with timing dependent on budget availability, sequencing, and progress on current projects.

Question 4: Evictions during formalisation: Concerns were raised about landlords removing occupants while formalisation is underway.

Response: The status quo on occupation remains and evictions are not permitted outside lawful processes; any relocations required by alignment will be formally communicated by Council in line with standard procedures.

Question 5: Reduced plot sizes after alignment: Some residents asked what happens if alignment makes their plots smaller.

Response: Plot size adjustments may occur to meet standards or to accommodate servitudes; Council applies fairness measures, such as equivalent allocations where feasible or prioritisation in allocation processes, in accordance with the law.

Question 6: Trees and natural features crossing new boundaries. Residents queried whether trees could be cut down if they end up across a boundary after alignment.

Response: Environmental preservation is encouraged, and removals are not allowed without permission; any necessary removals require due process and mitigation.

Question 7: MTC tower regularisation. A question was raised about why an existing MTC tower is shown on its own erf.

Response: Utilities and towers are regularised on dedicated erven or servitudes to ensure safety, maintenance access, and compliance.

Question 8: Timeline to completion. Residents asked how long the entire process would take from this stage.

Response: The indicative timeline from layout approval to alignment is approximately 6–12 months, subject to approvals, surveying, and budget cycles.

Question 9: What alignment involves. Clarification was requested on what alignment means at household level.

Response: Alignment involves pegging and boundary marking, with guided structure shifts within the same stand where possible; notices and assistance will be provided by Council.

Question 10: NamWater pipeline impact: Residents highlighted the existence of a NamWater pipeline traversing certain erven.

Response: Noted and will be addressed, a NamWater servitude will have to be registered over the area.

Question 11: Service rollout. Questions were asked about the timing of water, sewer, and electricity installation.

Response: Services will be delivered upon the formalisation process being completed and it being budgeted for by Council.

Question 12: Compensation and assistance. Residents asked whether compensation would be offered if structures must move.

Response: Only existing permanent structures shall be compensated if affected by the layout. This communication will take place once the Council has done the alignment.

Question 13: Soccer field for youth and EXPO: the residents question whether a Erf is provided for a soccer field.

Response: The existing soccer field already in use will be formalized for sporting activities under the public open space zoning.

Question 14: Mixed land uses, the residents inquired how they should go about the mixed land uses currently practiced in the area.

Response: The Oshakati Zoning Scheme provides for primary and consent uses, any land use outside of the primary land use category is subject to consent from the Town Council.

6. The Way Forward: Nghivelwa Planning Consultants

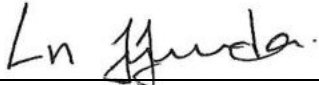
The meeting endorsed continued public participation on the draft layout and Environmental Impact Assessment and confirmed that the public comment period remains open until Friday, 24 October 2025. Nghivelwa Planning Consultants will consolidate community inputs, integrate necessary servitudes (including the NamWater pipeline) and boundary adjustments, and prepare a Revised Draft Layout for Council submission. Council and the consultants will be allowing further inputs or viewing of layout before 24 October 2025 to capture feedback and objections.

7. Closing: His Worship, the Mayor, Cllr. Leonard Hango

The Mayor encouraged all stakeholders to submit inputs by 24 October 2025, after which the Director of Ceremonies delivered a vote of thanks, and the meeting adjourned

Annexure: Attendance Register

TUNOMUKWATHI MUMA
DATE
OSHAKATI TOWN COUNCIL:
MANAGER PLANNING AND PROPERTIES
_10 October 2025



NGHIVELWASHISHO NDAKUNDA
10 October 2025_
DATE
CONSULTANT: NGHIVELWA PLANNING CONSUTANTS

END OF THE MINUTES
