

COMMUNITY MEETING MINUTES: OSHAKATI EXTENSIONS 11 TO 13 TOWNSHIP LAYOUT PRESENTATION

Date: 11 July 2025

Venue: Open Space behind Evululuko

Time: 11h00

Facilitator: Mr. Hamunyela (Oshakati Town Council)

1. Opening and Welcome

Mr. Hamunyela from the Oshakati Town Council welcomed all attendees to the community meeting. He extended a special welcome to the Urban Dynamics team and introduced them to the community.

A community member opened the meeting with a word of prayer. Following the prayer, Mr. Hamunyela invited His Worship, the Mayor of Oshakati, Mr. Hango, to provide background on the project.

2. Purpose of the Meeting

Mayor Hango addressed the community, explaining the formalization project for Oshakati Extensions 11 to 13. He provided an overview of the town planning process, including:

- Submission of planning applications to the Oshakati Town Council
- The need for an Environmental Clearance Certificate
- Final approval by the Ministry of Urban and Rural Development

The Mayor then invited Ms. Tresia Amwaalwa from Urban Dynamics to present the proposed township layout and gather community input, including comments and concerns about environmental impacts.

3. Community Discussions and Questions

Following the layout presentation by Urban Dynamics, Mr. Hamunyela facilitated the discussion between the community, Council, and Urban Dynamics representatives.

a. Flood-Prone Areas

A community member asked how flood-prone areas would be addressed. The Mayor responded that flood mitigation is a key consideration in the planning process, and that essential services will be incorporated to reduce flood risks.

b. Plot Allocation and Multiple Households

Another community member asked how plots would be allocated, especially where multiple households currently share one erf. The Council explained that residents will be invited to review the proposed plans, where their properties and boundaries will be clearly shown.

c. Appreciation and Appeal for Broader Inclusion

Mr. Timoteus Shipahu expressed his gratitude to the Council and Mayor for working to improve living conditions, especially in informal settlements. He urged the Council to also consider the Efundja settlement across the road.

d. Impact of Efundja Settlement on Surrounding Properties

A concern was raised about property damage linked to the Efundja informal settlement. The Council reiterated the importance of formalization to reduce such issues and enhance safety through secure tenure, allowing residents to invest in safer property improvements.

e. Distorted Erf Boundaries

A participant raised concerns about distorted erf boundaries. The Council explained that boundary adjustments depend on the location and context of the surrounding plots. Ms. Amwaalwa provided a visual demonstration to clarify how such distortions may occur.

f. Electrical Infrastructure Safety

Ms. Johanna Shaniika raised a concern about electrical cables running over structures. The Council clarified that these structures were built under existing power lines, which is unsafe. Service providers do not construct lines over approved properties, and such situations need to be addressed during formalization.

4. Conclusion

Mr. Hamunyela thanked all attendees for their participation, comments, and questions. Community members were invited to view the layout plans, identify their respective properties, and verify erf boundaries.

The meeting concluded with a closing prayer led by a community member.

5. Observation of Plans

Community members reviewed the layout plans and consulted Council officials for clarification. In some cases, proposed amendments were made based on feedback. Once residents had confirmed their property details, they left the venue.