

**Minutes of 3 October 2025 Public Meeting:  
Town Planning and EIA for Tatamutsi Proper, Extension 1 & 2**

**PRESENTERS:**

**Günther Stubenrauch (GS)**  
**Ancke van Staden (AvS)**  
**Dimari van Rensburg (DvR)**

**SPC**  
**SPC**  
**ERC**

**ATTENDEES:**

**Members of the Community**

Date: 3 October 2025

Time: 11h30 – 14h00

Venue: Uis Community Hall

Meeting: Town Planning and EIA Public Meeting for Tatamutsi Proper, Extension 1 & 2

**Purpose of meeting:**

1. Town Planning:
  - a. To present the proposed layout to the community for inputs
  - b. To confirm the Proposed Land Uses and Erven Demarcations
  - c. To confirm municipal service delivery
2. Environmental Impact Assessment:
  - a. To explain the Environmental Assessment Process
  - b. To provide information on the proposed developments
  - c. To identify potential issues and concerns from the public

**Agenda:**

1. Welcoming remarks were made by the Erongo Regional Council's Town Planner, Mrs. van Rensburg.
2. A presentation covering both the Town Planning and the Environmental Impact Assessment of the proposed township establishments was laid forward by the Main Member of Stubenrauch Planning Consultants, Mr. Stubenrauch.
3. The floor was open for inputs and discussions on the development proposals presented.
4. Mrs. van Rensburg and Mr. Stubenrauch answered the questions posed by the community.
5. Ms. van Staden took minutes of the Questions and Answers provided.

ID	Comments/Inputs and Questions	Response/Solution
1.	How big is 300m <sup>2</sup> on the ground?	<b>GS:</b> The size of 300m <sup>2</sup> was demonstrated on-site and compared to the footprint of a nearby building to provide a visual understanding of the area.
2.	Currently, only the dwelling units in Portion A have access to electricity. Will the residents of Portion C also receive electricity?	<b>DvR:</b> ErongoRED is responsible for the provision of electricity within Tatamutsi, not the Erongo Regional Council. However, the approved layout will be shared with ErongoRED to facilitate the provision of electricity in accordance with the proposed layout.
3.	It appears that all focus is placed on Portion A, while the other portions are neglected in terms of services and town planning activities.	<b>DvR:</b> From a town planning perspective, Portion A currently accommodates the majority of the existing development and therefore requires priority. Nevertheless, the Erongo Regional Council has requested funding from the Ministry of Urban and Rural Development (MURD). Once funding has been secured, town planning activities will proceed for Portions B and C.
4.	When the NUST students conducted their surveys, approximately 346 existing structures were identified in Tatamutsi. However, the layout plan only provides for 334 residential erven, which is fewer than the existing structures.	<b>DvR:</b> The survey conducted by NUST covered the entire Tatamutsi Settlement, whereas the current layout plan applies only to Tatamutsi Proper and excludes Extensions 1 and 2.
5.	Will only the residents whose structures have been numbered be accommodated?	<b>DvR:</b> Priority will be given to the existing residents currently occupying the area. Should there be any vacant erven remaining, additional residents may be accommodated. In instances where two structures are located on a single property, one structure will need to be relocated to a separate erf.
6.	Portion B and the areas outside the townlands must be upgraded in terms of water and electricity services to the same level as Portion A before town planning proceeds on Portion A.	<p><b>DvR:</b> Funding for the upgrading of Portion B has been requested from MURD. Once funds have been received, the process will commence. It should be noted that the provision of electricity falls under the responsibility of ErongoRED. The layout will be shared with ErongoRED, and a formal recommendation will be made for the installation of electricity in Tatamutsi.</p> <p>Furthermore, the Traditional Authority has agreed to allocate the area west of the Uis townlands to the Erongo Regional Council for townland expansion. However, this process is still underway, and the area does not yet fall within the Council's jurisdiction.</p>

		<p><b>GS:</b> The areas outside the townlands remain outside the jurisdiction of the Erongo Regional Council until the transfer process is finalised. A recommendation can, however, be made to expedite the townland expansion once the transfer is complete. Whereafter the households falling outside the existing townlands can be formalised through township establishment. The Erongo Regional Council has no mandate to formalize the area falling outside the Uis Townlands Boundary.</p>
7.	<p>The chairperson of the Tatamutsi community falling outside the Uis Townlands indicated that this community will not consent to the layout and township establishment as some of the households falling outside the townlands area were well established before the households falling within proposed Tatamutsi Proper were erected. As such the community falling outside the townlands demands to be connected to municipal services and are formalised prior to Tatamutsi Proper.</p> <p>He further explained that the meeting was presented to the wrong people, as none of the attendees reside on proposed Tatamutsi Proper. As such, no comments could be made on the layout as presented.</p>	<p><b>DvR:</b> Emphasis again that this area falls outside the Uis Townlands and that the Erongo Regional Council does not have a mandate to attend to the formalization of any area falling outside the Uis Townlands.</p>
8.	<p>The chairperson of the community further posed the question as to why the affected community did not attend the meeting.</p>	<p><b>DvR:</b> Indicated that notices of the meeting were published in the newspapers, put up on public places and notice boards as well as being announced on the Tatamutsi WhatsApp Group. As such, everyone was welcome to attend the meeting</p>
9.	<p>As the Erongo Regional Council could not commit to first formalise the area falling outside the Uis Townlands some of the attendees refused to return the attendance register and left the meeting.</p>	<p><b>DvR:</b> The attendance register remains the property of the consultants and must be returned accordingly. It serves as official proof of the consultation meeting and provides the necessary contact details to engage with affected residents and to make informed recommendations.</p>



**Notes:**

1. Despite the clarification and negotiation outside the Uis Community Hall, the attendees continued to refuse to return the attendance register.
2. Photographic evidence of the meeting attendance is attached to the minutes of the meeting.
3. A copy of the presentation is attached to the minutes of the meeting.

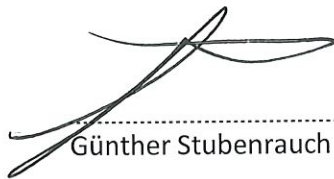
**Way forward:**

1. The Uis Settlement Office will be all means try to retrieve the attendance registered from the community.
2. The community has time from 19 September until 24 October 2025 to submit their comments and inputs to the Uis Settlement Office, the Erongo Regional Council or SPC.
3. SPC will send the final layout to ErongoRED.

**Closing:**

No formal closing remarks were made as the community members had largely left the meeting at around 13h10.

Minutes prepared by Ancke van Staden.

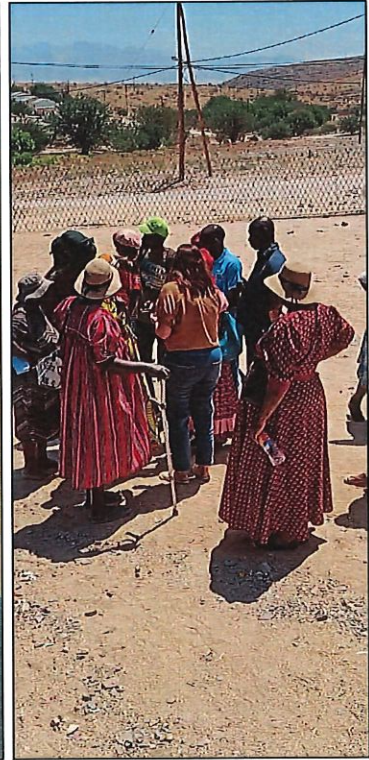
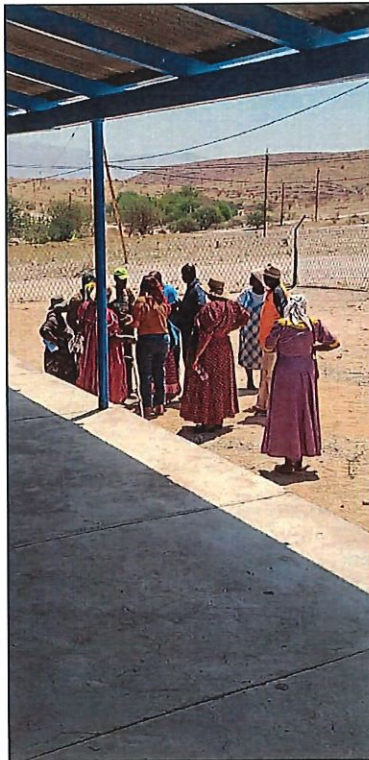
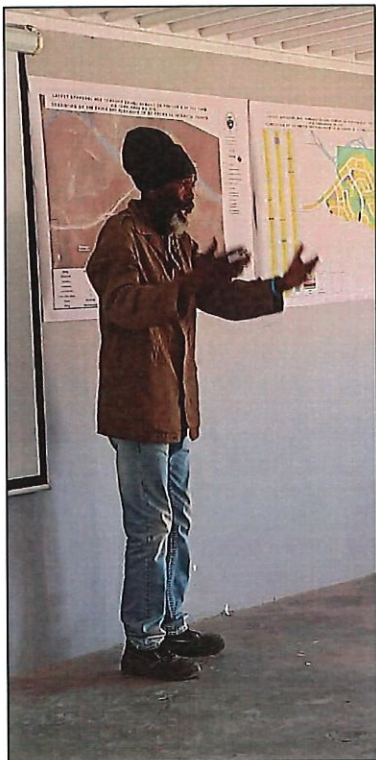


Günther Stubenrauch

Photographic evidence of meeting held on 3 October 2025 at the Uis Community Hall:







# TOWNSHIP ESTABLISHMENT OF TATAMUTSI PROPER, EXTENSION 1 AND EXTENSION 2

## TOWN PLANNING & ENVIRONMENTAL IMPACT ASSESMENT

DATE: 03 October 2025  
TIME: 11H00  
VENUE: Uis Community Hall

Stubenrauch  
Planning Consultants



Erongo  
Regional  
Council

1

## Purpose of the Meeting

### **Town Planning**

- To present the proposed layout to the community for inputs
- To confirm the Proposed Land Uses and Erven Demarcations
- To confirm municipal service delivery

### **Environmental Impact Assessment**

- To explain the Environmental Assessment Process
- To provide information on the proposed developments
- To identify potential issues and concerns from the public
  - ❖ Environmental
  - ❖ Social
  - ❖ Economic

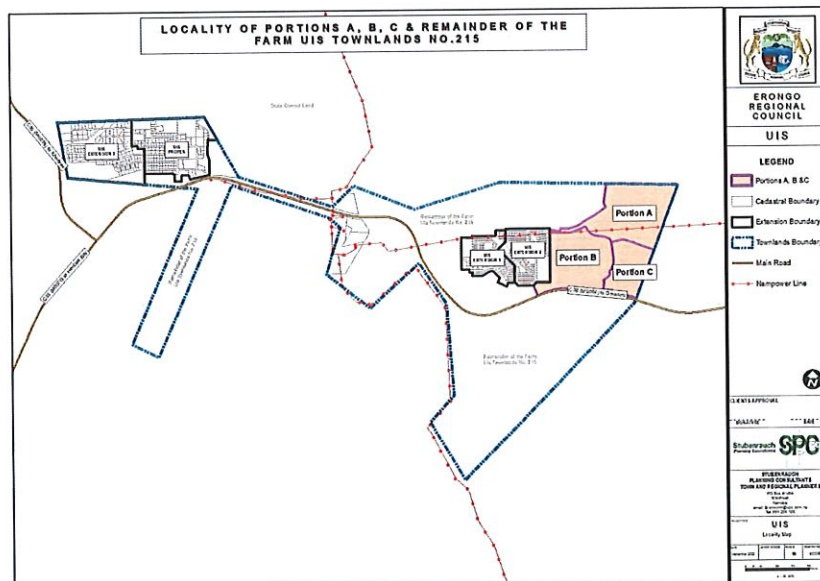
2

2

## Town Planning Layout approval & Township Establishment

3

3

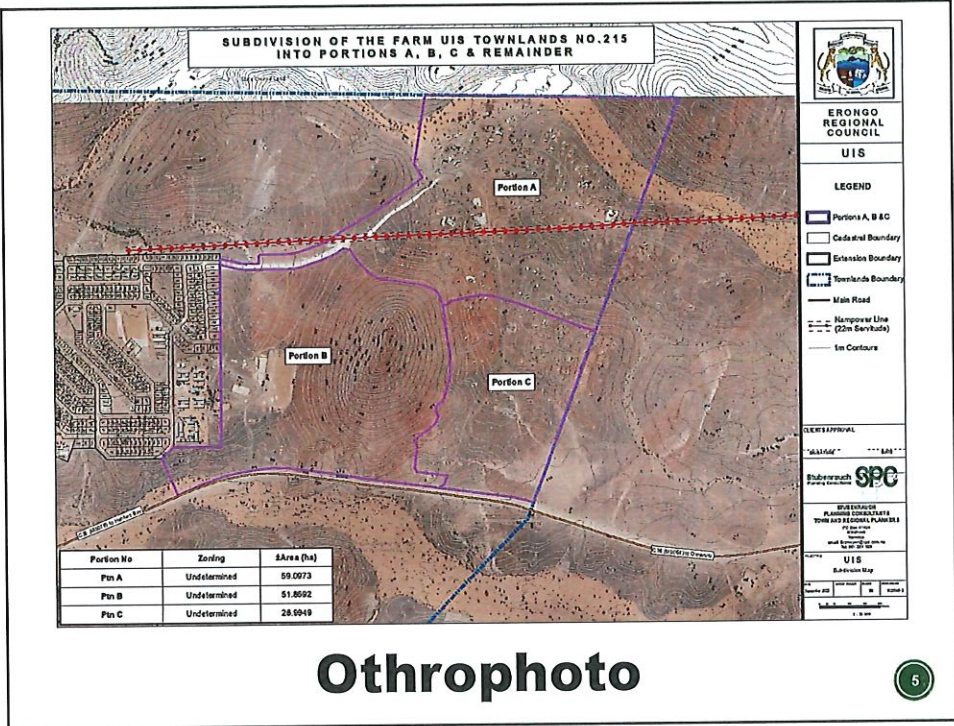


## Locality

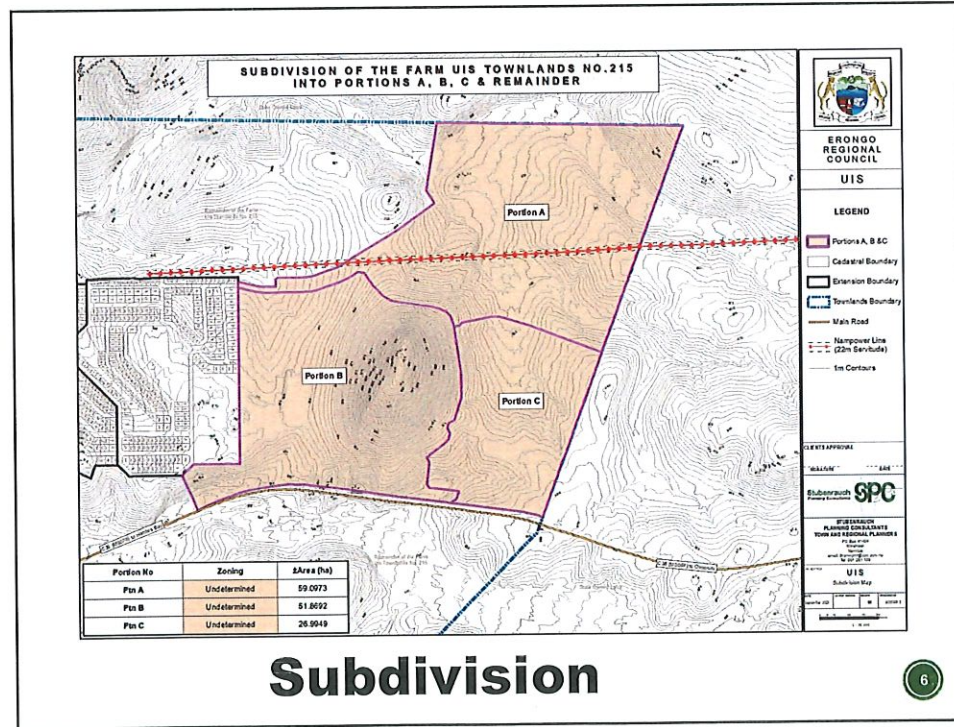
4

4





5



6

## Planning Brief

- To formalise the existing informal settlement of Tatamutsi.
- To respect as far as possible the structures found in the project areas.

7

7

## Planning Informants

- The existing movement networks;
- The existing powerlines;
- The topography and the natural storm water drainage courses;
- Provide residential erven with sizes no less than 300 m<sup>2</sup>; and
- Ensure direct street access for each property created.

8

8



## Engineering Information

### • Electricity

It should be noted that a number of households within the Tatamutsi area are already connected to the ErongoRED electricity grid system. The remaining erven will be connected to the ErongoRED network as part of the formalisation process, thereby ensuring equitable access to electricity for all households within the area.

### • Water

An existing water tower is located within the area and will be connected to the newly created erven to ensure adequate water supply to the residents. The responsibility for the provision and management of this infrastructure rests with the Erongo Regional Council.

### • Sewerage

There is an existing oxidation pond system in Uis; however, these facilities are located at a considerable distance from Tatamutsi. As such, the infrastructure master plan for Uis must make provision for the sewerage connection of Tatamutsi Proper. It should further be noted that the Erongo Regional Council is currently in the process of compiling the infrastructure master plan for Uis, within which the required sewerage services for Tatamutsi will be addressed.

### • Storm Water

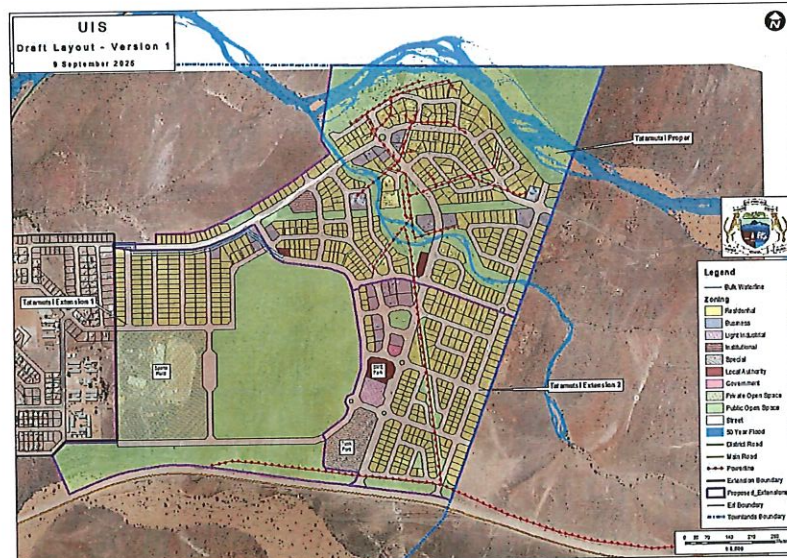
Stormwater management has been duly accommodated in the layout plan for Tatamutsi Proper, primarily within erven zoned as "Public Open Space." The street network has been designed to facilitate the natural flow of water in a southerly direction, thereby preventing the accumulation of stormwater within residential areas.

### • Access

Access to the intended development will be obtained from the internal street network of the adjacent township.

9

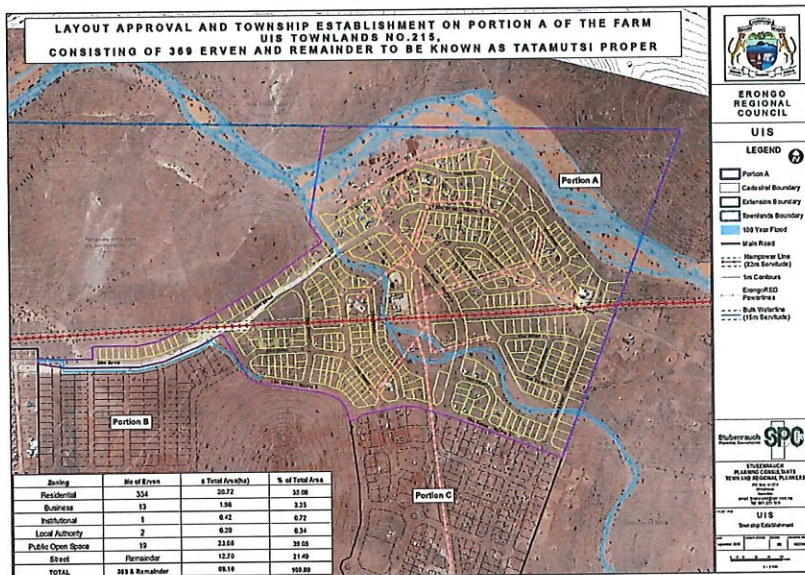
9



## Proposed Combined Layout for Proper, Extension 1 and 2

10

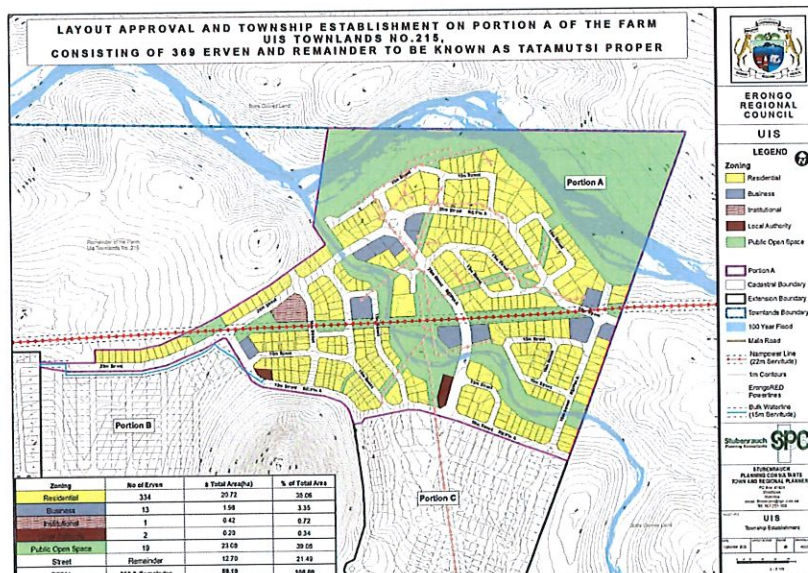
10



## Proposed Layout

11

11



## Proposed Layout for Tatamutsi Proper

12

12



## Summary Table for Tatamutsi Proper

Zoning	No of Erven	± Total Area(ha)	% of Total Area
Residential	334	20.72	35.06
Business	13	1.98	3.35
Institutional	1	0.42	0.72
Local Authority	2	0.20	0.34
Public Open Space	19	23.08	39.05
Street	Remainder	12.70	21.49
<b>TOTAL</b>	<b>369 &amp; Remainder</b>	<b>59.10</b>	<b>100.00</b>

13

13

## The Way Forward

- Community invited to provide additional inputs in writing to Town Council and/or SPC by 24 October 2025
- SPC to prepare final layout for Council approval
- SPC to obtain approval from the Urban & Regional Planning Board
- SPC to obtain EIA approval
- Land survey and General Plan approval by appointed land surveyor
- Registration of Tatamutsi Proper by a lawyer
- Promulgation Tatamutsi Proper in Government Gazette

## Comments can be sent to:

Stubenrauch Planning Consultants  
 Attention: Günther Stubenrauch  
 P.O. Box 41404, Windhoek, Namibia  
 Tel: 061 25 11 89  
 E-mail: [gunther@spc.com.na](mailto:gunther@spc.com.na) / [ancke@spc.com.na](mailto:ancke@spc.com.na)

14

14

## Environmental Impact Assessment

15

15

## Reasons for Environmental Assessment

- To identify **potential environmental impacts** (social, economic & biophysical) and to determine their likely significance
- To **recommend mitigation measures** to minimise negative impacts and to enhance positive impacts
- To allow for **public involvement**
- To inform the **proponents decision-making**
- To inform the **Environmental Authority's decision-making** (Ministry of Environment, Forestry and Tourism: Department of Environmental Affairs, MEFT:DEA)

16

16



## Legal Requirements

Environmental Management Act No 7 of 2007 and Environmental Impact Assessment Regulations (Government Notice No 30 of 2012)

The following project activities trigger the need for an EIA in Namibia:

### Activity 10.1 (a) (Infrastructure)

The construction of – Oil, water, gas and petrochemical and other **bulk supply pipelines**. The proposed project includes the installation and connection of **bulk services** with the existing town network.

### Activity 10.1 (b) (Infrastructure)

The construction of – **Public roads**. The proposed project includes the construction of roads.

### Activity 10.2 (a) (Infrastructure)

The route **determination of roads and design** of associated physical infrastructure where –it is a public road;  
The proposed project includes the route determination of roads.

17

17

## Environmental Assessment Process

### Application

- Review of project against EMA listed activities to determine the need for an EIA process
- Compile and submit an ECC Application to the MEFT:DEA

### Scoping

- Identify and consult with Interested and Affected Parties (IA&Ps)
- Identify potential environmental and social impacts
- Determine Terms of Reference for further study during EIA/EMP (if required)
- Compile Draft Scoping Report and Draft EMP, and circulate to IA&Ps for review and comment
- Finalise Scoping Report and Draft EMP with I&AP review outcomes

← Current stage

### Impact Assessment

- Conduct further specialist studies if required
- Detailed assessment of environmental and social impacts
- Compile Draft EIA and EMP, and circulate to IA&Ps for review and comment
- Finalise EIA and EMP with IA&P review outcomes and submit to MEFT:DEA for decision making
- Notify IAPs of MEFT:DEA decision

18

18

## Potential Impacts to be considered during the assessment

### Planning and Design Phase

- Vegetation removal
- Disturbance during site establishment
- Stormwater management - Flooding

### Construction Phase

- Increased traffic
- Waste generation
- Ground and surface water impacts
- Temporary employment creation

### Operational Phase

- Increased traffic
- Visual impact
- Increased demand on municipal services
- Increased waste generation

19

19

## Public Participation Process

- Advertised in two newspapers (The Namibian and the New Era) – dated **19<sup>th</sup> & 26<sup>th</sup> September 2025**
- Public meeting in Uis **the 3<sup>rd</sup> of October 2025**
- Notices displayed on the proposed sites
- Comment forms available and completed by 24 October 2025
- Provide written notice and Background Information Document (BID) to pre-identified potential I&APs

20

20



## Way Forward

### ASSESSMENT PHASE

- Provide comments on Public Meeting & BID
- 1<sup>st</sup> Comment phase from: 19th of September 2025 until 24 October 2025
- 2<sup>nd</sup> Comment phase: Draft Environmental Assessment Report to be made available for public comments for two weeks.
- Final Report to include phase 2 comments and submitted to MEFT:DEA for approval via the competent line Ministry.

21

21



## QUESTIONS COMMENTS CONCERNS

**Comments can be sent to:**

Stubenrauch Planning Consultants  
Attention: Bronwynn Basson  
P.O. Box 41404, Windhoek, Namibia  
Tel: 061 25 11 89  
E-mail: [zanthea@spc.com.na](mailto:zanthea@spc.com.na) / [bronwynn@spc.com.na](mailto:bronwynn@spc.com.na)

22

22