

COMMUNITY MEETING MINUTES: GOBABIS NOSSOBVILLE EXTENSION 2 TOWNSHIP LAYOUT PRESENTATION

Date: 17 October 2025
Venue: Gobabis, Nossobville Community Hall
Time: 16:00
Facilitator: Ms. Allison Anderson (Urban Dynamics Africa)

1. Opening and Welcome

Ms Anderson welcomed all attendees to the community meeting and took the opportunity to introduce the Urban Dynamics team to the community members.

Ms Anderson provided an overview of Urban Dynamics' role in the project, offering a brief background on the project partners and outlining the overall objectives and intentions of the initiative.

2. Purpose of the Meeting

Ms Anderson addressed the community, explaining the township establishment project for Gobabis Nossobville Extension 2. She provided an overview of the town planning process, including:

- The role of Development Workshop Namibia in the township establishment
- The approximate timeline of the township establishment process.

Ms Anderson continued to present the proposed township layout and gather community input, including comments and concerns about the township establishment.

3. Community Discussions and Questions

Following the layout presentation by Urban Dynamics, Ms Anderson facilitated the discussion between the community and Urban Dynamics representatives.

a. Access and Road Width

A councillor asked how the erven on the northern side of the proposed township establishment will obtain access. Ms Anderson responded that there is a 20m road running above the northern portion to provide access.

A community member asked if the roads in the layout are wide enough and according to the dimensions set out by law. Ms Anderson confirmed that the access roads are 13m and 15m which are in line with the dimensions set out by law.

b. Erf Sizes and Erf Value

A councillor inquired about the sizes of the erven and sought clarification on how the smaller dimensions, relative to those in Nossobville proper, might affect their market value. Ms Anderson responded that although the erven are smaller than those in Nossobville proper, this size difference enhances affordability, making the erven more accessible to the community.

c. Erf Zoned Institutional

A councillor questioned the absence of erven specifically allocated or designated for local authority use and suggested that one of the public open spaces be rezoned to accommodate such an erf. Urban Dynamics clarified that the proposed layout includes an institutional erf suitable for local authority purposes. They further confirmed that the designated public open spaces meet the minimum percentage requirements typically mandated within township establishment guidelines.

d. Purchasing of Erven

The community queried about the eligibility criteria required to qualify for the erven. They also sought clarification on the process for obtaining an erf. Additionally, they asked whether the purchase includes only the erf or both the erf and any existing structures. Furthermore, they requested information on to whom repayments would be made once the erf is purchased. Urban Dynamics responded that Development Workshop Namibia (DWN) will conduct a screening process to identify eligible candidates. Following this screening, qualified individuals will have access to loans ranging from N\$10 000 to N\$40 000 from FNB Namibia to construct their structures on the erven. The team further stated that in previous projects, selling the house and erf together often proved unaffordable for buyers, whereas allowing purchasers to acquire the erf alone and build their structures gradually over time has made homeownership more attainable. Regarding payment arrangements, DWN will provide further detailed information through an office based at the Gobabis Municipality, with specifics on the repayment process to be communicated through the office allowing for flexibility in administration and payment channels.

e. Land Acquisition

The community sought to understand how Development Workshop Namibia (DWN) acquires land from the council and whether the land for this specific project has already been obtained. Urban Dynamics explained that DWN enters into a partnership with the council to purchase land at an agreed price. Following acquisition, DWN contracts their own professionals, including urban planners, engineers, and land surveyors, to establish the township and provide serviced erven to the community at affordable rates. It was confirmed that the land for this project has already been secured by DWN.

f. Water, Electricity and Sewer Infrastructure

The community raised concerns regarding the absence of an option to have erven serviced with both water and sewer services, as opposed to only water and electricity. They expressed that while they could manage without electricity, access to water and sewer infrastructure is essential. Additionally, the community questioned why the decision regarding service packages is left to the council rather than being determined by the community purchasing the erven. They also asked whether the importance of sewer infrastructure and the community's preference for such a package have been communicated to the council or Development Workshop Namibia (DWN), and if there is potential for a water and sewer package option. Urban Dynamics explained that councils typically opt for a water and electricity package since it makes erven more affordable. However, they indicated that Development Workshop Namibia remains open to engaging in further dialogue regarding the possibility of including sewer services in future discussions, should there be sufficient community interest and supportive considerations.

g. Appreciation and Appeal for Broader Inclusion

The community expressed their sincere appreciation for the opportunity to meet and engage in discussion. However, they also conveyed concerns that community representation during the consultation process could have been more inclusive. Many community members were reportedly not adequately informed about the public meeting and presentation of the proposed layout. They believe that broader participation would benefit more people and respectfully appealed for an additional meeting to engage a wider segment of the community. They emphasised the importance of effective communication and outreach on the ground to ensure that all community members have equal opportunity to participate. The community highlighted that the township establishment impacts the entire Gobabis area, given the high demand for erven.

4. Conclusion

Ms Anderson expressed gratitude to all attendees for their participation, comments, and questions. Community members were provided with a background information document (BID) and encouraged to review the BID thoroughly. They were also invited to submit any further questions or comments via the email address or telephone number provided in the BID. This approach ensures open and ongoing communication channels, allowing community members to stay informed and engaged throughout the process.