

**MINUTES FOR THE PRESENTATION ON THE ENVIRONMENTAL IMPACT
ASSESSMENT AND LAYOUT PLAN FOR ELYAMBALA PROPER – EXTENSION 3,**

DATE: 20TH MARCH 2026

VENUE: OPEN AREA IN ELYAMBALA VILAGE, AT 14H30

Minutes:

Director or proceedings: Ms. Otilie Shingenge

1. Opening Prayer: Member of the community

Proceedings opened with a prayer by one of the community members.

**2. Welcoming remarks and the Purpose of the meeting: His Worship, the Mayor, Cllr.
Naemi Amuthenu**

His Worship, the Mayor, Cllr. Naemi Amuthenu welcomed attendees and introduced the purpose of the meeting. She explained that the purpose of the meeting is to engage with Elyambala community that are affected by the township establishment of Elyambala Proper – Extension 3, especially the traditional field owners.

She outlined the desire for Ongwediva Town Council to align with the central government program to provide affordable housing to the people and highlighted that development is primarily intended to provide affordable residential land to the inhabitants of the town.

She 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 Elyambala Proper, Extension 1, Extension 2 and Extension 3 on Portions 66 to 69 of the Remainder of Farm Ongwediva Town and Townlands No. 881. 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 17 April 2026 @ 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 Elyambala Proper, Extension 1, Extension 2 and 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 the township establishment will affect the existing mahangu fields and the core houses will be accommodated within the layout plan. Thus, no relocation of the

residents is expected. The construction of municipal services will have an impact on the natural environment and the social impacts that will be caused by the township establishment 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, Educational, Hospitality, Institutional, and Public Open Space. The plan was informed by current settlement patterns, infrastructure, environmental features, and household survey information captured in October 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: Living within the townland's boundaries: the residents asked what constitutes and defines a person living in town.

Response: The meeting clarified that any person living within the townlands boundaries is regarded as a resident of Ongwediva town and is required by law to abide by the town rules and regulations.

Question 2: Streets: the residents sought clarity on the absence of stormwater drainage channels along the new streets in the area and complained that the stormwater is affecting their properties.

Response: This comment was not responded to as there was no one present from the technical division and thus noted to be responded to at a later stage.

Question 3: Streetlights: the residents expressed frustration on the absence of streetlights along the streets in Ongwediva Extension 13.

Response: The new townships are part of the drive by the Town Council to provide municipal services to the inhabitants of Ongwediva Extension 17 and proposed Elyambala Proper – Extension 3.

Question 4: Compensation policy: The residents pointed out that some residents have been compensated long ago and their fields are yet to be developed, they also pointed out that the compensation for their mahangu fields is too low and is not enough for one to start over.

Response: The Ministry of Lands has reviewed the compensation policy guideline and new compensation fees have been approved and came into effect in January 2024. All mahangu fields to be compensated in line with the revised rates. The Ongwediva Town Council is thus not responsible for setting the fees, nor for measuring the land, Council only plays a role in the negotiations involved before the agreed compensation.

Question 5: Hospital: The residents inquired if there is provision for a health facility in the layout plan, as residents drive a long distance for health services. They also requested that council consider a public health facility as they are unable to afford private health care.

Response: Several “Institutional” zoned erven are provided within the layout plan. These are earmarked for public institutions such as hospitals. Thus, one of the “Institutional” zoned erf can be allocated to the Ministry of Health to meet the public request.

Question 6: Construction of services: the residents aired their frustrations towards municipal services contractors that do employ local people.

Response: It is the intention of the Ongwediva Town Council to encourage appointed contractors to prioritise local people for employment.

Question 7: Overflowing sewage ponds: the residents complains that the current sewage ponds do overflow onto their fields and pose a negligent danger to their health.

Response: The question was referred to the technical division as well as Environmental Health as they are responsible for the maintenance of the sewerage ponds and ensuring a healthy and safe environment. An acceptable answer will be communicated to the residents in due course.

Question 8: Robbers hiding in vegetation: the residents are concerned about the robbers who hide in the under growth and robs the residents of their belongings.

Response: The thick vegetation will be cleared soon to make way for municipal services and residential erven.

Question 9: Attract investment: the residents feel that Ongwediva Town Council should do more to attract investors to develop the undeveloped erven and they risk becoming an eyesore. Investment can also lead to the employment of young people from the surrounding areas.

Response: Council has initiated policies to attract investors to the town and are doing what they can to promote employment creation within Ongwediva.

Question 10: Grazing of animals: the residents expressed frustration on restricting the grazing of animals within the townlands boundary and suspect that some council employees are stealing their animals once impounded.

Response: Council understands that livestock are part of the local population's economic survival. However, such animals are not permitted in urban areas as they raise health and safety concerns to other residents.

Question 11: Water meters in water ponds: the residents raised a serious issue of municipal water meters that are installed in the water pond and are inaccessible during the rainy season.

Response: This question was not answered as the department responsible for the installation of water meters was not available for comment. However, an appropriate answer will be provided at the right time.

Question 12: Electricity provision: the residents voiced their concern that Nored refuses to instal electricity to the traditional homesteads in Elyambala.

Response: Most of the houses in the area are already compensated for and council intends to urbanize Elyambala, thus the municipal services such as electricity will be installed during that process.

Question 13: Rate and taxes: The residents wanted to know why people who have been compensated and are still residing in the townlands are paying for rates and taxes.

Response: It was explained to the residents that land is not free as rate and taxes are also paid in villages to the traditional authorities. Thus, all land within the jurisdiction of the Local Authority is subject to rates and taxes.

Question 14: Carry out a survey: the residents encouraged Council to carry out a survey of the households in future township development to allow for targeted public participation.

Response: Although costly, council will consider the proposal made by the residents. It is also important to note that council already has detailed information about the town's residents, although some do not provide accurate information about the owners of the households.

Question 15: Rental for infrastructure: the residents inquired whether council pays rental for infrastructure that passes through their land.

Response: Council does not pay rental for the municipal service infrastructure passing through private land. The land known as the Remainder of Farm Ongwediva Town and Townlands is owned by Ongwediva Town Council.

Question 16: Community meetings: the residents expressed gratitude that council has decided to finally hold a public consultation meeting in the area and felt that they have been waiting for this opportunity to air their comments and concerns for a long time.

Response: An apology was offered to the residents for a perceived lack of consultation from council's side and a promise made for increased public consultations in future.

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, 17 April 2026. Nghivelwa Planning Consultants will consolidate community inputs, integrate necessary servitudes and boundary adjustments, and prepare a Revised Draft Layout for Council submission. The Ongwediva Town Council also promised to allow the affected mahangu field owners to comment on the layout plan for possible amendment.

7. Closing: His Worship, the Deputy Mayor, Cllr. Jeremia Amutenya

The mayor encouraged all stakeholders to visit the town council offices to provide inputs and thanked the community members for attending the important meeting and sharing their comments towards the project. She further apologised for lack of public consultations in the past, regarding the development of the town and promised a change in approach moving forward, after which the Director of Ceremonies delivered a vote of thanks, and the meeting adjourned

Annexure: Attendance Register

**MIRJAM NAHAMBO
ONGWEDIVA TOWN COUNCIL:
PLANNING AND DEVELOPMENT OFFICER**

23 March 2026
DATE



**NGHIVELWASHISHO NDAKUNDA
CONSULTANT: NGHIVELWA PLANNING CONSUTANTS**

23 March 2026
DATE

END OF THE MINUTES