

## Annex D - Stakeholder Engagement & Consultation

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This is Annex D of the Environmental Impact Assessment (EIA) Report has been prepared for the VARS project, Component 1 Etas Subdivision, in accordance with the **Environmental Protection and Conservation Act [CAP 283]** and the **EIA Regulations Order No. 175 of 2011**.

### **Submission of Comments:**

Written comments and concerns about the project or the EIA report can be submitted to the VARS Project Management Unit (PMU):

### **Physical Address:**

Ministry of Lands and Natural Resources – Resource Centre – Project Management Unit - George Pompidou

**Email:** [eso@vars.vu](mailto:eso@vars.vu)

**Phone:** 555 1551 or 774 9233 – for information

### **Deadline for submissions:**

Written comments and concerns about the project or the EIA **report MUST BE SUBMITTED NO LATER THAN 15 AUGUST 2025**

For further information or clarification please contact the VARS PMU through the email or phone numbers above.

## Introduction

The area around Etas site has limited or no identifiable resident traditional communities. Some island groups have retained their chiefly structure or recognition of local chiefs from their islands and these have been included in initial stakeholder consultation meetings to date.

As a recently settled peri-urban area, the majority of Etas residents come from different islands and there are no community facilities such as markets or nakamals where communities can gather. Island groups tend to aggregate based on familial lines and members typically congregate in residential yards.

## Stakeholder Mapping

The stakeholder engagement process for the Etas Subdivision has involved a broad and diverse set of actors, reflecting the social, institutional, and developmental complexity of the project. Key stakeholder categories include: **customary landowners** who hold traditional rights and authority over the project site, **chiefs** living on the lands neighbouring the site, which include communities from SE Ambrym, Buninga, and Tanna, **local community members and informal gardeners**, who have cultivated or resided near the subdivision area; **government institutions** at both the national and provincial levels (including the Ministry of Lands and Natural Resources, DEPC, Shefa Provincial Government, Port Vila Municipal Council, DUAP, and MFEM); **development partners and technical agencies** (such as the International Finance Corporation, Habitat for Humanity, and UN Women); **financial institutions and service providers** (e.g. BRED Bank, National Bank of Vanuatu, VNPF, and financial literacy providers); **builders, developers, and construction companies**; and **vulnerable and priority social groups**, including women-led households, persons with disabilities, and seasonal workers. These categories have guided both the design of targeted engagement activities and the identification of project risks, needs, and opportunities.

## Engagement to Date

Engagement and information sharing for the VARS project has been ongoing for a number of years. The table below sets out, at a high level, the consultation activities that have been undertaken to date.

Date	Consultation activity	Details
10 May 2022	Consultation with Etas informal gardeners:  Rex Tari, MoLNR Lands Compliance Officer, Jennifer Manua, QCL Social Officer, spoke with families from Tanna and SE Ambrym households neighbouring the Etas site. Jack Amos was community rep.  4 M / 6 W	GoV intention to develop the site as a subdivision was disclosed. The gardeners were advised to not plant any new crops or trees as the project was planning to start in 2023.
31 Oct 2023	Consultation with Etas Leadership:  Local Chiefs representing SE Ambrym & Buninga and 6 women, met with Custom Landowner Sam Kalpoilep and MoLNR represented by; Jeff Malmangrou, Project Officer, A/DG Erickson Sammy, Director	Etas Community and Leaders were consulted regarding the Etas greenfield planned investment.

	Gordon Willie, Jay Hinge Executive Officer and PMU 6 M / 6W	
<b>23 Nov 2023</b>	Custom Ceremony to mark cut-off date: Cliffson Kalarus Eratap Custom Landowner Representative, Malvatumaui President Chief Raven Paul Robert and CEO Chief Pierre Tom and Vaurisu Chairman Chief Poilapa. Met with MIA A/DG Leith Veremaita, MFEM A/DG Tony Sewen, MoLNR; Jeff Malmangrou, Project Officer, A/DG Erickson Sammy, Director Gordon Willie, Jay Hinge Executive Officer, PVCC A/Town Clerk Mandes K Tangaras, Shefa A/SG Liah Kaltoi, DUAP Jenny Naki, and members of the local community.  19 M / 9 W	Custom Ceremony with Chiefs and Etas Custom Landowners to give thanks for the Subdivision greenspace and to disclose and socialize the cut-off date.
<b>22 Jan 2024</b>	Meeting with Land Management Planning Committee	To discuss next steps with Etas proposed development
<b>31 Jan 2024</b>	Consultation with Eratap Customary Landowners: Kalserei Jonah- Eratap Village, Chief John Tau – Eratap Village, Chief Charlot Nawen Maseimerman (Erakor Chief), Johnston Kalman – Eratap Community Samuel Kaltabang-Spokesman of Chief Maseimerman (Erakor Village) met with Erickson Sammy -A/DG- MOLNR  Gordon Willie- Director Lands, Jeff Malmangrou- PO MOLNR, Darren Fatu-Lands Officer , Alick Kalmelu- LMPC Chairman and the PMU  14 M / 0 W	Disclose GoV intention to develop the Etas lease as a subdivision.
<b>9 Feb 2024</b>	Consultation with Custom Landowners: Chief Johnstone Tau met with MoLNR A/DG Erickson Sammy and Director of Lands Gordon Willie and the PMU 10 M / 0 W	Follow-up consultation with custom landowners regarding the planned investment.
<b>06 March 2024</b>	Consultation with DEPC: Acting Director Trinison Tari and PMU  3 M / 1 W	To discuss the details of the planned investment and the process for environmental permit

<b>10 April 2024</b>	<p>Consultation with Custom Landowner/Lessors:</p> <p>Andrew Willy Laklokai, Samuel Andrew, Jack Norris Kalmes, Kalkot Kaltatak, Jack Kallon and the PMU</p> <p>5 M / 0 W</p>	To secure signed access consent from custom owners.
<b>19 April 2024</b>	<p>Consultation with DEPC:</p> <p>DEPC A/Director Rolenas Tavue Baereleo, EIA OIC Frazer Alo, Trinison Tari</p> <p>4 M / 2 W</p>	To discuss the details of the planned investment and the process for environmental permit with the newly appointed Director.
<b>26 April 2024</b>	<p>Consultation with Shefa Province representatives:</p> <p>A/SG Shefa Liah John Kaltoi, Administrator Shefa Ali Nangof, Eratap Area Administrator Jason Kalman, Eratap Area Council Secretary Delwyne Kalopong, Eratap Area Council Chairman Kalorus, Presbyterian Church Pastor Songi Worman, PMU.</p> <p>4 M / 2 W</p>	To discuss the socio-economic survey of the Etas community
<b>26 April 2024</b>	<p>Consultation with Etas gardeners:</p> <p>Stacey George, Rose Tomaki, Claude Takahne, Serima Ambong, Yvanna Albert, Alick Albert, Renata Albert, Chief Sam Kalpoilep</p> <p>4 M / 10 W</p>	To disclose and socialize the upcoming socio-economic survey.
<b>26 April – 6 May 2024</b>	<p>Consultation with Etas gardeners and local community to raise awareness and provide information on socio-economic survey. 32x socio-economic surveys conducted, provided information on help desk and distributed brochures for help desk.</p>	Gather socio-economic data and socialise help desk information
<b>19 June 2024</b>	<p>Meeting with new secretary general of Shefa Provincial Council</p>	Provide project briefing and encourage involvement of Chiefs and Provincial Council in ongoing consultations at Etas
<b>22 August 2024</b>	<p>Consultation with Etas Custom Landowner and new Chairman of the Vaturisu Council of Chiefs, Chief Charlot Nawen Rutau Maseimerman</p>	Provide a project update and share date for Ground Breaking Ceremony

<b>Aug -September 2024</b>	Meeting with Department of Urban Affairs and Planning	<p>To establish and understand physical planning areas, zoning and development control plans and constraints on the Etas subdivision.</p> <p>To establish areas of collaboration and coordination between the Etas subdivision and the National Housing Policy in consideration of accessible housing and building standards</p>
	Meeting with Special Envoy for Climate Change, former Minister for Lands Ralph Regenvanu	To discuss environmental policies, protections and history of NLSP.
	Meeting with Greater Port Vila Urban Resilience Project	To establish work undertaken to date on Physical Planning Areas and the Port Vila Zoning and Development Plan and Emergency Shelters.
	Meeting with IFC	To determine synergies between IFC's PPP low-cost housing approach and the Etas subdivision.
	Meeting with Habitat for Humanity	To understand the housing value chain analysis undertaken and understand affordable housing and building capacity challenges.
	Meeting with government partners: Shefa Provincial Government: Secretary General (Lionel Kaluat), Assistant Secretary General (Liah Kaltoi)	To establish the appetite of Shefa Provincial Government to participate in various aspects of the governance and service provision to the Etas subdivision.
	Meetings with Reserve Bank of Vanuatu Financial Inclusion Unit and ANZ Money Minded.	To determine appetite and ability to provide and facilitate financial literacy training for targeted purchasers and qualified buyers.
	Meetings with representatives of Vanuatu banks and financing organisations: <ul style="list-style-type: none"> <li>• National Bank of Vanuatu</li> <li>• Bred Bank</li> <li>• Bank South Pacific (Vanuatu) Limited</li> <li>• ANZ Bank (Vanuatu) Limited</li> <li>• Wanguteng Bank Limited</li> <li>• Vanuatu Rural Development Bank</li> <li>• Vanuatu National Provident Fund</li> <li>• Fiji National Provident Fund</li> </ul>	Meeting to establish the capacity / appetite of banks to provide financing to Etas subdivision purchasers.
	Meetings with developers / builders: <ul style="list-style-type: none"> <li>• Enterprise Dinh Van Tu</li> </ul>	Meeting to establish the capacity / appetite of developers/builders to support development

	<ul style="list-style-type: none"> <li>• Pierre Brunet Enterprise General</li> <li>• Caillard and Kaddour</li> <li>• Island Property</li> <li>• Le Fare Development Company</li> <li>• Vanuatu Teachers Union</li> <li>• Lumu Design</li> <li>• Naka Homes</li> <li>• Charlie Robert Construction</li> <li>• Christophe Dinh Construction</li> <li>• Module X</li> <li>• Vancorp</li> <li>• Franconierri &amp; Son Construction</li> <li>• Fletcher Construction</li> </ul> <p>Ninane Construction</p>	of the Etas subdivision and of low cost housing.
	<p>Meetings with not-for-profit housing and regional developers:</p> <ul style="list-style-type: none"> <li>• Home in Place</li> </ul> <p>Habitat for Humanity</p>	Meeting to establish appetite of housing organisations to participate in management services for the Etas subdivision.
	<p>Meeting with UN Women, Markets for Change</p>	To establish appetite to participate in the development of a community market in Etas subdivision through their Market for Change programme.
	<p>Meeting with V2Life – Teouma Christian Academy</p>	To establish appetite to potentially establish a school in the Etas subdivision.
	<p>Meeting with Marine Reach Vanuatu Family Care Centre</p>	To establish appetite to potentially establish a health clinic in the Etas subdivision.
	<p>Meeting with management services providers:</p> <ul style="list-style-type: none"> <li>● Law Partners</li> <li>● Home in Place</li> </ul>	To establish appetite to potentially provide community title or body corporate professional services in the Etas subdivision.
<b>10-12 Sept 2024</b>	<p>Consultation with Chiefs and Etas Community members from Ambrym, Buninga and Tanna household clusters.</p> <p>21 W &amp; 21 M</p>	Disclosed the upcoming ground-breaking ceremony and gathered names and numbers of community members seeking labour opportunity in the ground clearing activity. Provided information on Help Desk.
<b>26 Sept 2024</b>	<p>High-level officials from MOLNR, MIA, SPGC, PVCC, MFEM, as well as Etas Custom Landowners and community members</p> <p>42 W &amp; 45 M</p>	Project objectives and progress update provided, with speeches from Minister of Internal Affairs and Minister of Lands and Natural Resources

<b>17 June 2025</b>	10 x Custom Owner Lessors of the Etas site invited to introductory consultation and negotiation meeting	Meeting aimed to acknowledge the custom owner lessors, introduce the project objectives and progress update, present key features of the subdivision and the benefits that the project will bring.
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# Engagement with Custom Owner Lessors

11/06/25 (P.O, DOLAR & SLO) Delivery Reservered.

NO.	NAME OF LESSOR	FAMILY GROUP REPRESENTED	VILLAGE/ RESIDENCE	PROPOSED MEETING TIME	DATE & TIME OF RECEIPT OF LETTER	SIGNATURE	CONTACT	REMARK
1	Andrew Willy Laklokai	Family Kalmiet	Eratap	TUESDAY JUNE 17 9am - 11am	11/06/25 12:51pm		5612426	Final meeting
2	Samuel Andrew	Family Kalmiet	Eratap	TUESDAY JUNE 17 9am - 11am	11/06/25 3:24pm		5858888	Info to gain to brief. MGNR venue.
3	Jack Morris Kalmiet	Family Kalmiet	Eratap	TUESDAY JUNE 17 9am - 11am	3:44 pm		7381892	
4	Kalkot Kaltatak	Family Kaltatak	Eratap	TUESDAY JUNE 17 12pm - 2pm	11/06/25 12:24pm		5327924	Meeting in town.
5	Joseph Kaltagas	Family Kaltatak	Eratap	TUESDAY JUNE 17 12pm - 2pm	11/06/25 12:24pm		5652787	MGNR or other venue in town.
6	Charles Kalkot	Family Kaltatak	Eratap	TUESDAY JUNE 17 12pm - 2pm	11/06/25 12:36pm		7794036	Join.
7	Charles Nawan Maselmerman	Family Maselmerman	Erakor	TUESDAY JUNE 17 3pm - 5pm	11/06/25 2:55pm		7722961	MGNR
8	Kalseirei Yonah Rutau	Family Maselmerman	Erakor	TUESDAY JUNE 17 3pm - 5pm	11/06/25 1:47pm		7758565	MGNR
9	Kalwat Joseph	Family Maselmerman	Erakor	TUESDAY JUNE 17 3pm - 5pm	11/12/25 2:51pm		7771748	MGNR
10	John Markal	Family Maselmerman	Eratap	TUESDAY JUNE 17 3pm - 5pm	11/06/25 1:28pm		7115868	venue. MGNR
	Jack Kalon	Maselmerman	Erakor					

**Proposed Meeting Times:**  
**Family Kalmiet:** Tuesday June 17 : 9am - 11am  
**Family Kaltatak:** Tuesday June 17: 12pm - 2pm  
**Family Maselmerman:** Tuesday June 17: 3pm - 5pm

Figure 1. Signed receipt of custom owner lessors letter of invitation to consultation 17 July 2025



# Vanuatu Affordable and Resilient Settlements Project (VARs) Etas Subdivision

Ministry of Lands and Natural Resources  
Lessor Representative Briefing  
June 17, 2025



## Agenda Blong Briefing

Kastom  
Landowner  
acknowledgement

Introdaksen mo  
bakgraon blong  
Projek

Objective blong  
projek

Wok kasem nao ia

Key Features  
blong  
subdivsien

Role blong  
kastom lan  
owna

OI benefit  
blong projek

Nekis steps



# Kastom Landowner Acknowledgment



Green certificate  
issuance



Lease rectification



Identification of  
lessor representatives



## Introdaksen blong Projek

- Gavman i lidim projek wetem ol patna blong developmen
- Projek i luk save 'urbanization' blong Port Vila mo nid blong sapotem ol haosing we i no sas tumas mo i strong long taem blong disasta
- Gavman bae i wok tugeta wetem ol kastom lan owner blong lease



# Ol Objektif blong Projek

Improvem infrastructure  
mo services blong ol  
existing settlement long  
Port Vila

Improvem infrastructure  
mo services blong ol  
existing settlement long  
nuifala subdivision

Strethenem land  
planning mo capacity  
blong Ministri

Provaedem haosing we i  
sef mo i no sas tumas

Respektem mo involvem  
ol kastom lan owner

Buildim infrastraka we i  
save stanap long ol  
bigfala win mo flod



## Vanuatu Affordable and Resilient Settlements Projek (VARS)



### VARS Project Components and Sub-components

#### Component 1: Affordable and Resilient New Settlement Development

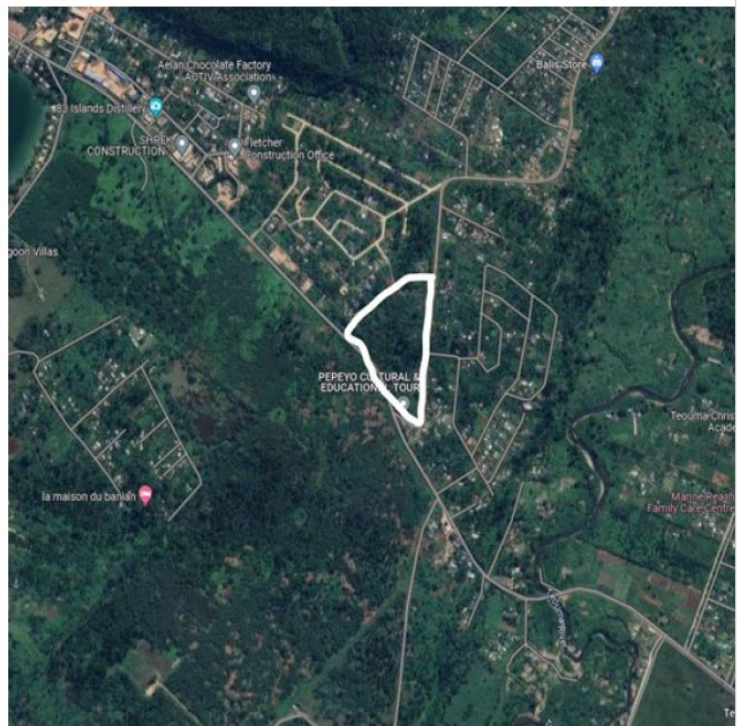
- 1.1 Resilient new settlement development
- 1.2 Institutional and systems strengthening for future settlement planning and development.

#### Component 2: Affordable and Resilient Settlement Upgrading

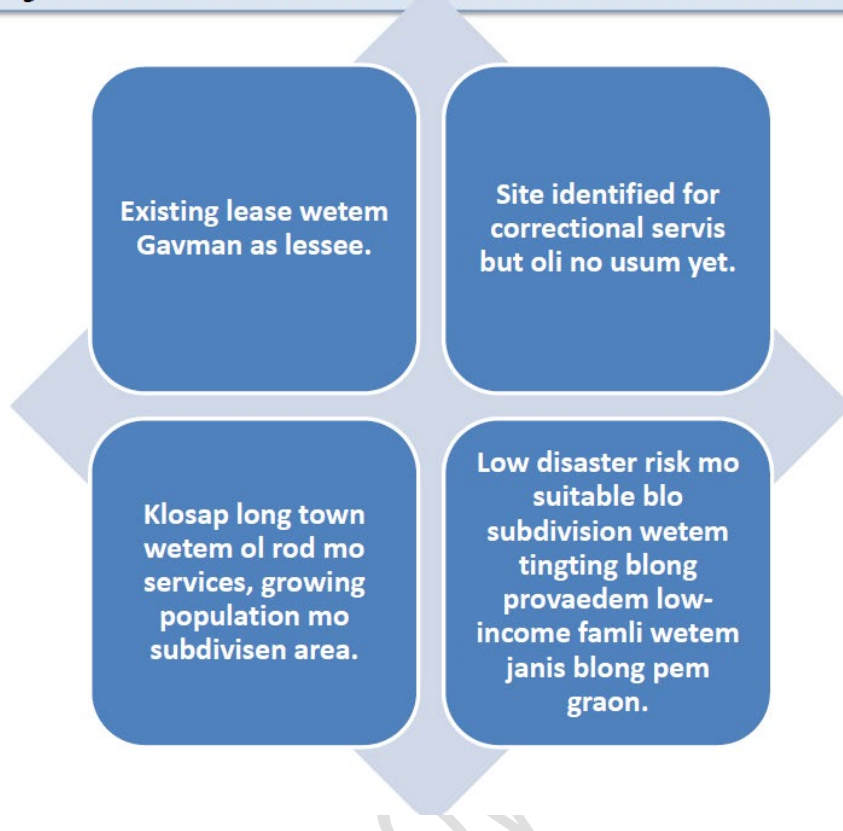
- 2.1 Resilient settlement upgrading
- 2.2 Sustainable Urban Drainage for settlements
- 2.3 Institutional and systems strengthening for upgrading unplanned settlements.

#### Component 3: Strengthening Institutional Capacity for Implementation and Sustainability

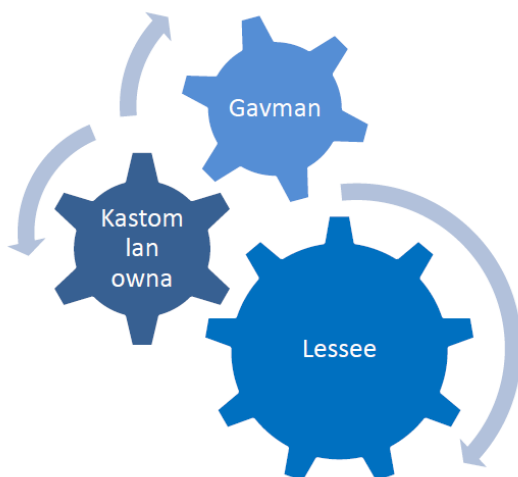
#### Component 4: Contingent Emergency Response (CERC)



# Projek Location: From wanem Etas?



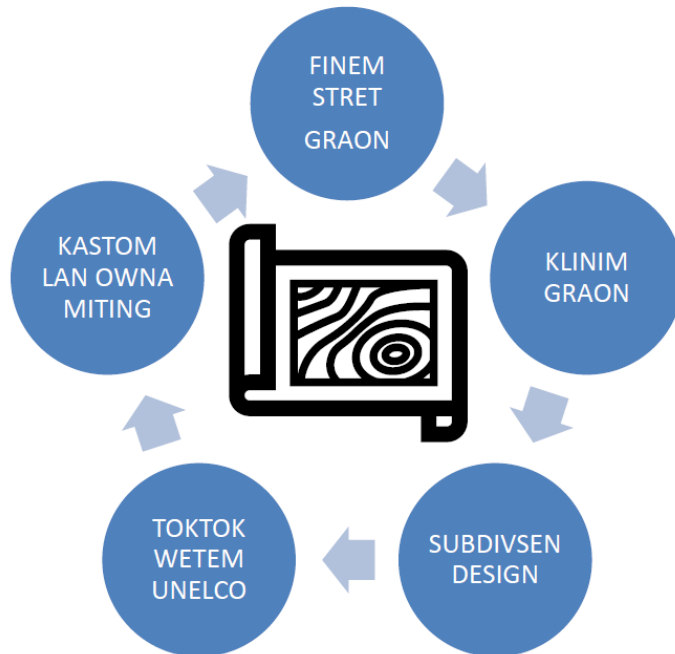
## Ting ting blong Subdivsen



- Model subdivisen
- Showem opportunity long ol developa mo kastom lan owna blong nuifala subdivisen long Efate mo Vanuatu
- Givim janis long low-income man mo woman blong pem graon
- Givim janis long gavman i luk long housing mo services long area blong Port Vila mo South Efate.



## Wok kasem nao ia



## Key Features blong subdivisen

130 residential  
lots

6 difren lots blo  
grin space mo  
market

wota, rod  
access, drainage  
mo grin space

Community  
spaces (parks  
mo market)

Climate-resilient  
and sustainable  
planning



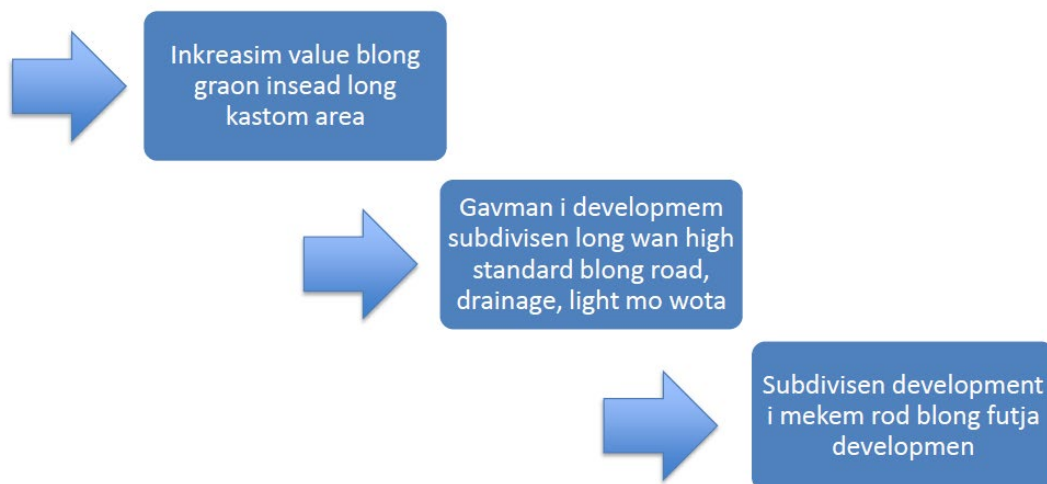


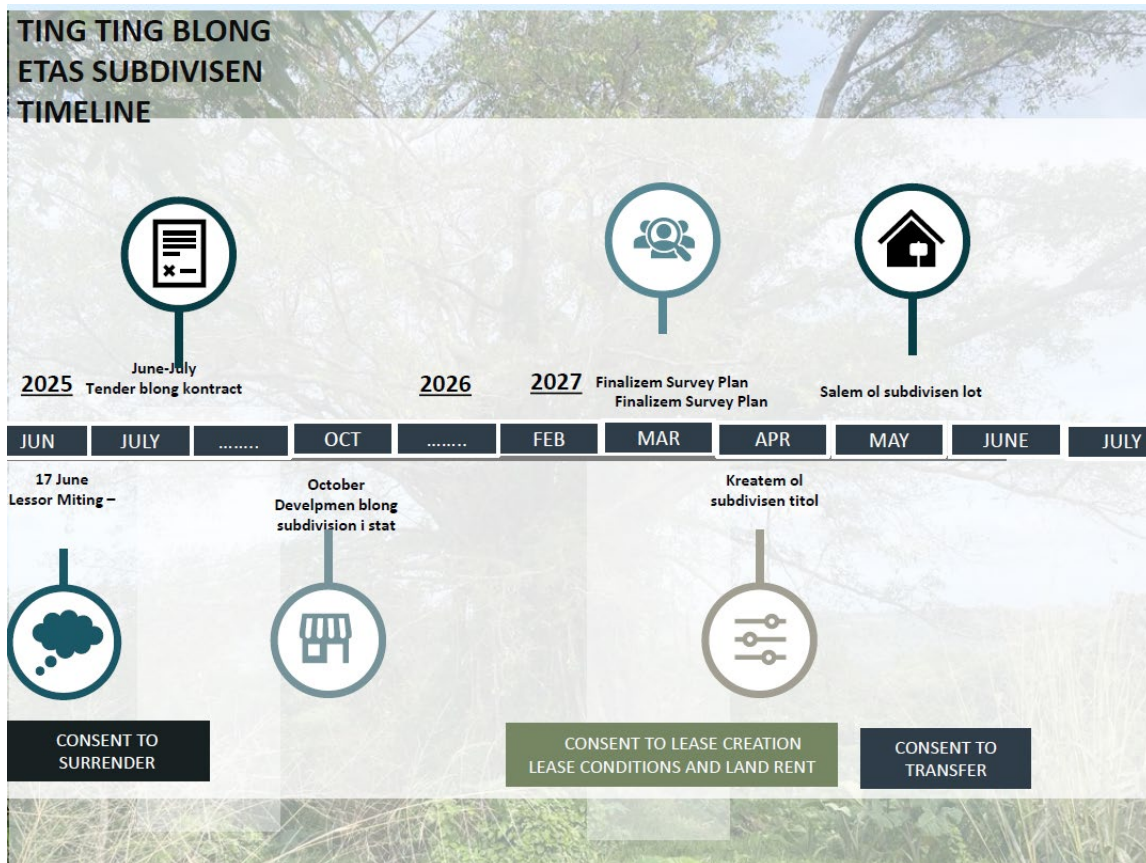
## Role blong kastom lan owna (lessor representative)

- Participation insaed long lease process
- Agreement lo land subdivision mo lease terms
  - konsent blong surrender blong head lease
  - Konsent blo lease creation,
  - konsent blong transfer
- Supportem fair mo transparent benefit-sharing



## Ol Benefit blong Projek Blong ol lan owna





Thank You



## Contact

Project Lands and Valuation Officer:

**Erick Jimmy**

Mobile:

Vodaphone: 764 3401

Digicel: 574 6197



## Ongoing Engagement

**Custom Owners:** The process of consultation and negotiation with the registered custom owners of the Etas lease title continues throughout July and ongoing to eventually secure consent to transfer derivative titles to block purchasers.

**Etas Community:** While the Etas site does not currently have a community of residents, neighbouring residents and stakeholders will have varying levels of interest in the proposed subdivision. The local community around Etas (Shefa Province) must be kept informed about the works so that they understand what is proposed and how the project might impact on their lifestyles and in particular their ability to move through the area and the roads around the project site.

The critical next stage in engagement will involve the marketing and sales of the subdivision blocks.

**Selection of future residents (purchasers)** of the Etas subdivision is guided by a transparent and equitable framework designed to prioritize low to lower-middle income households. The eligibility criteria, defined in a dedicated Eligibility Criteria Report, include income thresholds, residency and identification requirements, and priority categorisations such as gender (e.g. encouraging women-led ownership) and special interest groups.

A multi-phase application and qualification process is central to the purchaser selection. This includes:

- Publicly advertised eligibility criteria and application processes.
- A fair and transparent selection process, potentially involving a lottery system in case of oversubscription.
- A qualification period following initial selection, during which applicants must verify their eligibility and participate in financial literacy and housing awareness training.
- A structured approach to managing a waitlist to fill places vacated by dropouts or unqualified applicants.

This process is underpinned by principles of fairness, financial sustainability, and transparency to build trust and ensure the subdivision reaches its targeted demographic.

## Marketing Strategy and Public Engagement

The Etas marketing strategy is built around inclusive, widespread, and transparent engagement. Key objectives include:

- Ensuring broad public awareness of the opportunity to purchase affordable, secure tenure lots in the subdivision.
- Educating the public and key stakeholders about the project's goals, affordability models, and long-term sustainability.
- Building public trust, especially in a context where past informal land dealings have fostered mistrust.

The strategy employs a diverse set of tools and channels, including:

- Digital and traditional media: Facebook, SMS messaging, radio, TV, newspapers, and dedicated webpages.
- Community outreach: Public meetings across Port Vila and South Efate, led by Shefa Province and local municipal authorities, with targeted sessions for women, seasonal workers, and persons with disabilities.



- Information support: A centralised Help Desk and website offering application guidance, downloadable forms, FAQs, and contact information.
- Marketing partnerships: Engagements with financial institutions, civil society organisations, and government departments to promote information-sharing and outreach.

A unified campaign identity and thematically consistent messaging (e.g. “Etas: Wan Gudfala Komuniti” or “Etas Komuniti stanap strong”) help ensure clear public understanding.

Pre-sales and ongoing awareness activities are carefully sequenced through a multi-phase marketing implementation plan, from initial public awareness to post-sale follow-up. Financial literacy, bank loan criteria sessions, and builder awareness workshops are integrated to prepare purchasers for sustainable ownership.

**Stakeholder Engagement Plan:** Communications and the provisions of the project’s Stakeholder Engagement Plan will continue to be applied. Particular care will be taken to ensure regular users of the road and local residents are kept informed about the project as it progresses. This will include information on impacts, safeguards provision and complaints mechanisms included in the project Help Desk (GRM).

## Conclusion

Stakeholder engagement for the Etas Subdivision under Component 1 of the VARS Project has been continuous, multi-dimensional, and inclusive, reflecting the project’s commitment to transparency, accountability, and respect for customary and community rights. Customary landowners, local leaders, provincial and national government actors, civil society organisations, development partners, and vulnerable groups have been progressively engaged through culturally appropriate consultations and participatory planning.

These interactions have enabled the project to secure community and institutional support, refine implementation strategies (such as eligibility criteria and help desk services), and identify risks and opportunities early in the project cycle. Moving forward, engagement will remain an integral part of the project's lifecycle—particularly during marketing, sales, infrastructure roll-out, and grievance redress processes. The Stakeholder Engagement Plan will guide all future outreach, with emphasis on equitable access to information, inclusive participation, and timely response to concerns. The VARS Project is committed to continuing this dialogue to ensure the Etas Subdivision becomes a resilient, inclusive, and trusted community.