



# **STATEMENT ON THE OUTCOME OF THE LAND AND HOUSING WORKSHOP**

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**DELIVERED BY:**

**HIS WORSHIP CLLR. DR. JOB AMUPANDA  
MAYOR**

At independence, the government identified the provision of adequate and affordable housing to all Namibians, as one of its priorities. To ensure a sound and comprehensive approach to housing development, a housing policy advisory committee was appointed soon after independence. The said committee comprised representatives of all private and public interest groups was responsible for drafting the first national housing policy (NHP), adopted by Cabinet in 1991.

The NHP states that the government's role in the housing sector is to facilitate and promote partnership networks between the public and private sectors, local authorities, regional councils, NGOs, CBOS and individuals. It appears from the policy that government will intervene only to resolve issues of access to serviced land and means to finance, that are beyond an individual's control and capacity.

Despite the insufficient reference to low-cost housing, the said policy recognises the achievements of the Shack Dwellers Federation of Namibia and other saving groups that have built homes for their members. However, the housing policy was not all-inclusive. The lack of affordable land for housing is the main cause of Namibia's housing crisis and the continuous rapid growth of informal settlements; where some of our informal settlement residents do not have access to toilets and practice open defecation. This has massive health and environmental implications.

Our informal settlements present a stark contrast to the highly developed, older parts of Windhoek. For more than 25 years, a lack of funds, inappropriate modalities to mass housing and corruption, are the main reasons that people in informal settlements, do not have a dignified life today, and out of frustration, resort to land grabbing as a gesture for the voiceless.

The leadership of the Municipal Council of Windhoek convened a workshop on land and housing from Monday, 30 August 2021 to Friday 03 September 2021.

The aim of the workshop held at Midgard last week was to devise strategies on how to provide sufficient land and housing opportunities to our people and simultaneously contain informal urban expansion. We have a waiting list that we are going to prioritise via a land allocation process, the details of which will be communicated in due course. The desired outcome is that: our people will have a home, free from the

fear of forced eviction, a place that offers shelter, safety, and the ability to secure a dignified livelihood.

The workshop objectives were as follows:

- (a) To quantify the magnitude of the land and housing challenge in Windhoek;
- (b) To identify the root causes of land and housing shortage in different income categories that led to the current crisis;
- (c) To recommend implementable solutions for each income category on a short, medium to long-term, and
- (d) To commit the political leadership and management to a focused approach on land and housing delivery across the organisation.

## OUTCOMES OF THE WORKSHOP ON LAND & HOUSING

Theme	Sub-theme	Resolution/Action
Law Reform	Local Government Reform	Engage regional and national government on local authority reforms to improve the governance and operations of local authorities.
Urbanisation	Urbanisation Management	Establish a Task Team on Urbanisation Management to review current laws and policies. Recommend possible reforms and provide input to the development of a Regional and National Urbanisation Strategy/Policy (inclusive of a fixed funding formula to local authorities).
Governance	Bureaucracy and need for a municipal-owned company	<b><i>Nova Actus Holdings (PTY) LTD</i></b> and its subsidiaries registered is now registered, to deal with land and housing development.
Funding	Availability of funding to implement land development and housing projects.	Within a period of six (6) months, a subsidiary under <b><i>Nova Actus Holdings (PTY) LTD</i></b> will submit a funding proposal to Council for consideration inclusive of insurance for low-cost housing.
	Debt Swap/Debt write-off	Finalise negotiations with the Central Government on the swap or write-off of the historical debt (principal amount plus interest) amounting to N\$700 million. The debt swap or write-off will improve the Municipality's liquidity.
Management	Project Management	Establish a Project and Programme Management Office (PPMO) for Land

		and Housing Development to execute developments with an end-to-end project management approach.
Land	Community Leadership Structure	Establish community leadership structure in the informal settlements in line with the Development and Upgrading Policy.
	Urban Agriculture	Promote urban agriculture to ensure food security taking into consideration water scarcity and environmental sensitivity.
	Land Invasion	Implement zero-tolerance on land invasion in line with Council Resolution 30/02/2021 (Prevention of Land Invasion)
	Security of Tenure	Fast-track the issuance of Certificates of Recognition of Occupation to residents of the informal settlements issued in line with the Development and Upgrading Policy read together with Council Resolution 21/02/2020 (Acknowledgement of Occupation for Households in Informal Settlements).
		Implement controlled entry to informal settlements to cater for immediate genuine accommodation need in line with Council Resolution 38/02/2021 (Procedure for handling humanitarian land and shelter requests).
		Pre-allocate land in the low-income areas in line with Council Resolution 31/02/2021 (Pre-allocation of land in low-income areas).
		All leases in informal settlements that have undergone an upgrading intervention be kept up-to-date and the remaining statutory town planning process be finalised to pave way for entry with project beneficiaries into a lease with an option to buy or a sales Agreement in line with Council Resolution 31/02/2021 (Pre-allocation of land in low-income areas).
		Finalise the implementation of the Flexible Land Tenure System in the pilot project areas. Record lessons, refine the approach, and expand the programme to other areas.
	Access to services, movement network and opportunities	Implement all provisions of the Development and Upgrading Policy to achieve improved access to services,

		movement networks and opportunities.
	Waiting List	Council to resolve the adoption and publication of a reviewed waiting list on a first-come-first-serve basis and consolidate all lists into a single land application waiting list namely, ' <i>City of Windhoek Waiting List</i> '.
	Mass Housing (Otjomuise Ext. 10)	Engage the developer of Otjomuise Extension 10 (Mass Housing Project) and agree on the release schedule of completed houses and render the developer necessary support to fast-track the project.
	Mass Urban Land Servicing Project (Goreangab Ext. 4)	Recommend improved measures to finalise construction of Engineering Services by Contractor for the immediate release of erven for the implementation of the Windhoek Housing Programme.
	Establishment of new townships	Implement large-scale land planning with the target of creating 7000 erven in informal settlements and 3000 informal areas in addition to the 5000 erven to be created through a pre-allocation intervention as put forward in Council Resolution 31/02/2021. The activity should be linked to a budget.
	Policy on Public Open Spaces – subdivision of 10-meter strips.	<p>Proceeds from the sale of land resulting from sub-division of public open spaces be set aside for the development of public open spaces, by converting them into attractive spaces with family parks, walking trails etc.</p> <p>When dealing with sub-division applications, care should be taken to ensure that where possible, an erf be created instead of a 10-meter strip.</p>
Housing	Affordable Housing Pilot Project (Quadripartite – CoW, NHE, KRC, MURD)	Fast-tracking of the implementation of the Affordable Housing Pilot Project to meet the target set for Dec' 2021 (600 houses).
	Waiting List for the Council-led Affordable Housing Programme (Windhoek Housing Programme)	Compile a waiting list for the Council funded Affordable Housing Programme and record such list on an Affordable Housing Database
	Windhoek Housing Programme (WHP)	Implement Council-funded Affordable Housing Programme starting with Goreangab Extension 4 by Jan' 2022.
	Rental Housing (New	Develop plans and proposals for a

	Windhoek Concept)	Council Rental Housing Concept on a site measuring $\pm$ 24 hectares, south of Mataman Street in Cimbebasia with a potential yield of over 900 housing units. The development proposal should capture a paradigm shift on the provision of high-density housing and promote quality living space where the young and old will live side-by-side through an inclusive development approach.
	Partnership with NHE for Housing Development	Council to consider a partnership with NHE for housing development followed by the signing of an MOU for the implementation of housing projects in various areas.
	Development Agreement for land Servicing and housing development by Affiliated and Non-Affiliated Saving Groups.	Council to partner with affiliated and non-affiliated saving groups for land and housing development through the Shack Dwellers Federation of Namibia (SDFN)/Namibia Housing Action Group (NHAG) and the Development Workshop Namibia (DWN).

With the above initiatives, we are confident that the future is bright. However, we need to work together towards common goals with commitment and stakeholder support. Over the next few months, Council will approach key stakeholders with the view of partnering and securing the necessary funding and support and table monthly submissions to Council as of September 2021, to track progress.

Therefore, we call on all residents and stakeholders to remain calm, patient and assured that Council is fully committed to address the pressing needs for land and housing in a systematic, financially viable, and sustainable manner. To show our commitment, Council set aside N\$ 22 million to start with a Council-funded affordable housing project which will showcase the type of Windhoek we want, the **New Windhoek** with more dignified living space. The project will start this year in Goreangab Extension 4 on a small scale, the full rollout of the project will be at a piece of land measuring 24 Hectares in Cimbebasia.

I also take this opportunity to thank Council and officials for the leadership commitment and preparation demonstrated throughout the workshop. It gives me courage that collectively, we have come this far and demonstrated a common resolve

to address the long-standing land and housing dilemma. I am confident and optimistic that we shall overcome and reap tangible rewards, the more we stay focused, adopt a systematic approach and keep engaging with our communities through regular communication platforms.

With these few words, I thank you!

## Windhoek Housing Programme



## Goreangab Extension 4





## Main Site in Cimbebasia Area

