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11-15 SEPTEMBER 2022

Warsaw, Poland

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Reception Areas Analysing the Delivery of Land for Housing in Namibia

Presenter: Jennilee Kohima

Authors: Jennilee Kohima, Royal Mabakeng, Laina Alexander, Penehafo Ricardo, Vanessa Simataa

Namibia University of Science and Technology (NUST), Windhoek, Namibia



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Land and Housing Delivery in Windhoek-Namibia

- Population ±2.5million (UN, 2022); ±824 000 land area
 - Close to 50% Namibians estimated to be living in urban areas (NSA, 2017:45).
 - Housing – high demand ±300 000 units
 - About 40% of the urban population live in informal settlements.
 - Section 91(A) of the Local Authorities Act No. 23 of 1992 gives power to municipalities and town councils to set aside reception areas.
 - Reception areas were created to cater for informal settlement growth and land development.



Reception Areas and Land Delivery

- Many governments have moved from **evictions**.
- **In-situ upgrading, self-help** and **relocation** to improve the living conditions of the residents.
- **1990s reception areas** in Windhoek - poor in-migrants temporarily, objective to relocate to permanent areas later.
- Local authorities in Namibia have started using land recordation approaches to **issue certificates** of recognition to residents occupying land informally.
- Residents in reception areas have been **recorded** and **issued with numbers**, some also have access to **water tokens** and **rental agreements** with the municipality.

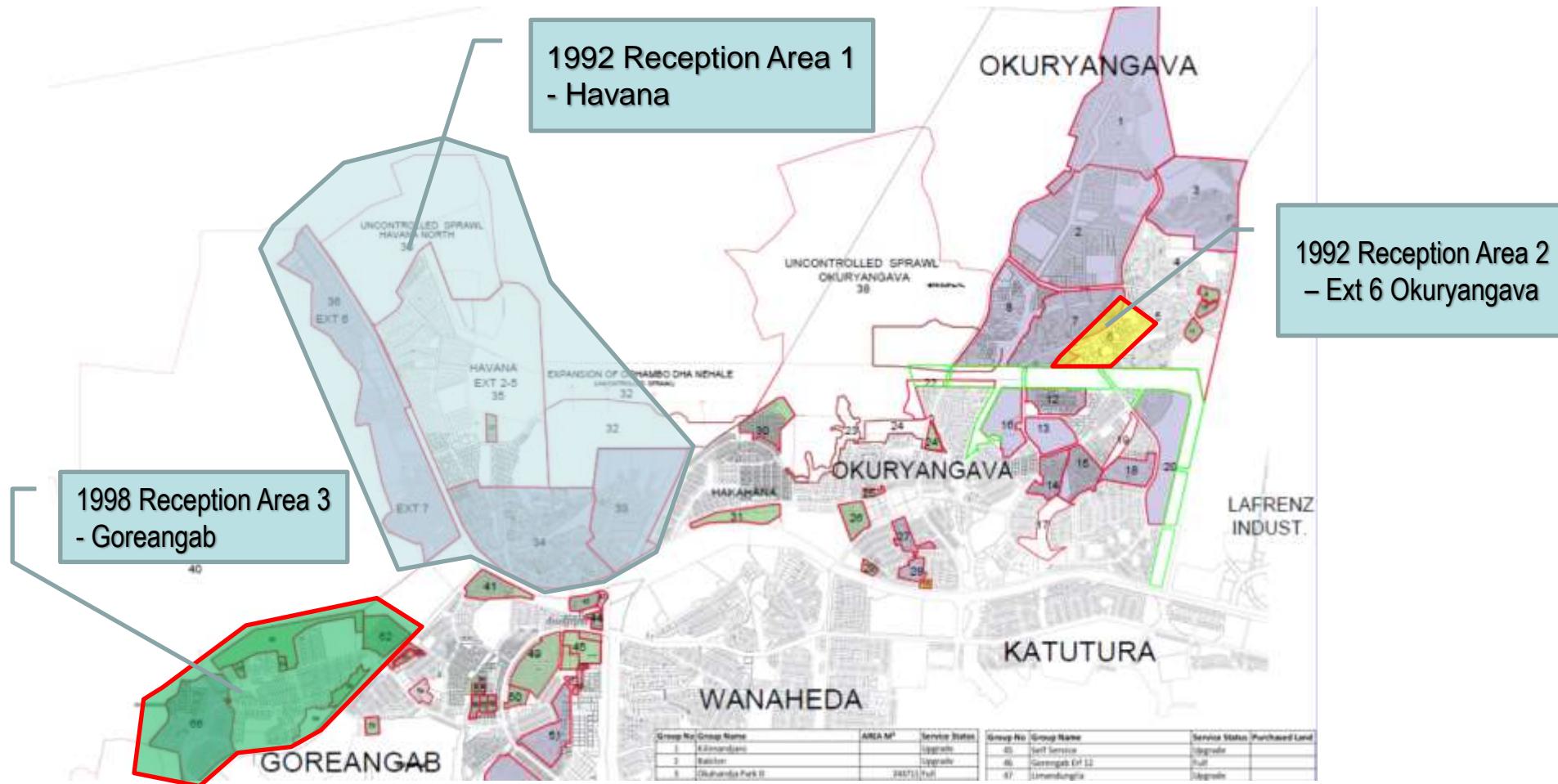


View of Informal Settlements on the periphery of Windhoek

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Source: Adapted from World Bank (2002, 7)

Case studies: Tweetheni and Ehangano, Windhoek

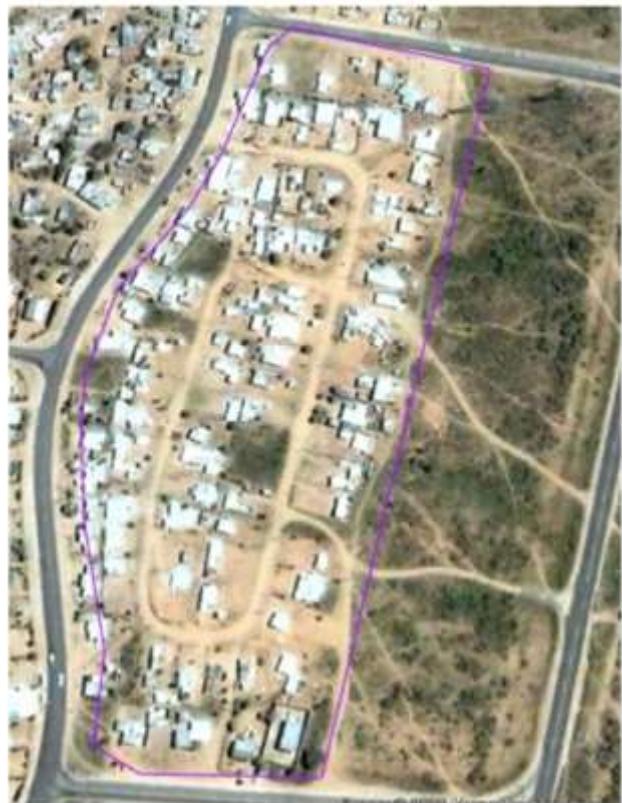
- Formed in 1992 (SDFN-NHAG, 2009)
- Land ownership with Municipality of Windhoek.
- In 2009 the Shack Dwellers Federation of Namibia finalised the Community Land Information Programme, informal settlement profiles involving Ehangano and Tweetheni.
- In 2009 about 602 households occupied the area with a total population of 3306 (SDFN-NHAG, 2009: 8).
- Profiling revealed that houses are constructed with **corrugated iron sheets**, and initial service provision included **five prepaid communal water taps** and **eight communal toilets**.
- There was no electricity in the settlements until 2018-2020 when some structures were connected (Ikela, 2018: online).
- **Pro-poor planning** allows for a fit for purpose approach to **planning and development**.
- Policies and programmes are specifically designed to enhance the livelihood options of the urban poor while reducing poverty.

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2004



2022



Above figures show the growth of the Tweetheni over the years from 2004 until 2022.



Layout designed by the City of Windhoek in 2011 is still proposed to be applied in the area.

Final Remarks

- Informal settlements - new reality.
- Participatory programmes should emphasise **community empowerment** through self-help initiatives.
- Focus should shift from the provision of housing towards the **provision of affordable land**.
- Government and local authorities should supply land with **minimum of cost** and at **maximum speed**.
- Local Authorities in Namibia consider **pro-poor planning** potential in informal settlements.

INVITATION TO UPCOMING EVENTS

- **FIG SPECIAL SESSION:** Perspectives on urban-rural land governance for a spatially inclusive future - needs and actions for China(Re)structuring institutions and governance (15 September 8-10am CET)
- **CONFERENCE:** Land governance and Societal Development Conference (Hybrid 8-11 November 2022)
- All events are facilitated by the Namibia University of Science and Technology (NUST) and the Hanns-Seidel Foundation, Shandong (China)
- Other partners: the GLTN and China Land Surveying and Planning Institute



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