

# URBAN LAND REFORM IN NAMIBIA

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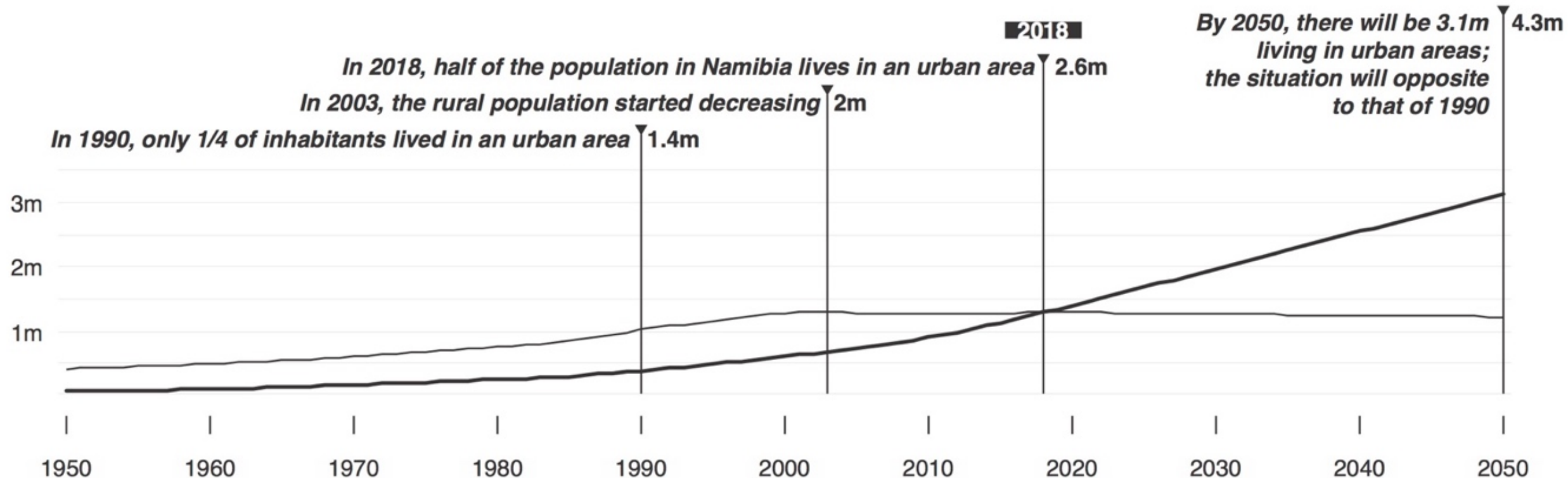
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# PRESENTATION OUTLINE

11 THESES ON URBANIZATION IN NAMIBIA (EXCERPT)

5 CORE RECOMMENDATIONS

## 2. NAMIBIA WILL HAVE TO ACCOMMODATE 2 MILLION ADDITIONAL URBAN RESIDENTS BY 2050

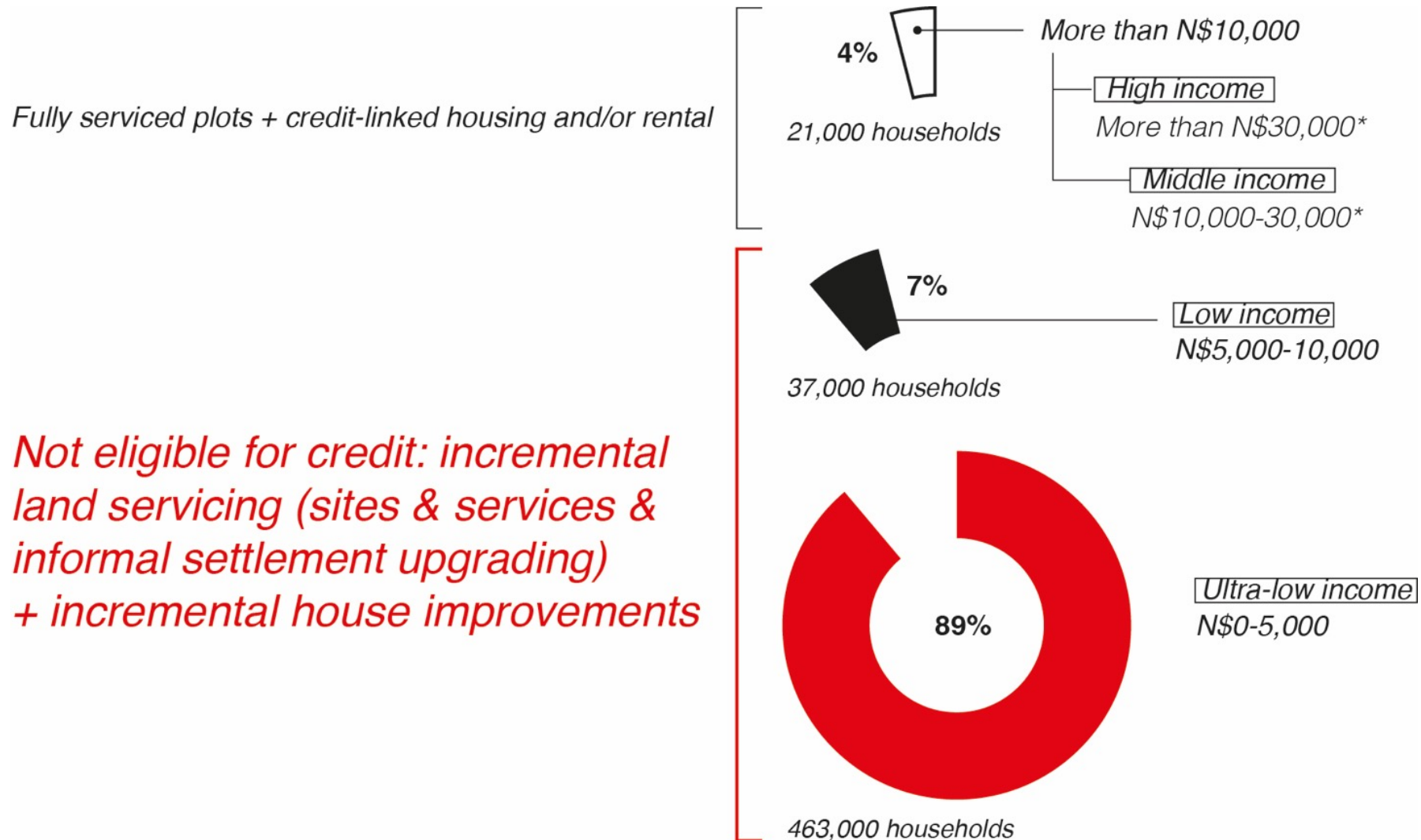


### 3. GOVERNMENT SPENDS INSUFFICIENT RESOURCES ON HOUSING/URBAN DEVELOPMENT

Government's overall expenditure on housing development have **not exceeded 0.1% of GDP, far below regional and international benchmarks** such as 0.3% (OECD Countries), 0.6% of GDP (EU member states), 0.5% (Zambia) and 3.7% (South Africa).

THERE IS AN URGENT NEED TO INCREASE PUBLIC EXPENDITURE ON HOUSING AND LAND SERVICING IN THE LONG TERM TO ACHIEVE NATIONAL DEVELOPMENT AIMS.

## 4. THE VAST MAJORITY OF HOUSEHOLDS IS POOR AND EXCLUDED FROM THE HOUSING MARKET





## 5. URBANIZATION IS LARGELY DRIVEN BY CITIZENS MOBILIZING RESOURCES AT THE GRASSROOTS





## 6. THE INFORMAL ECONOMY IS INCREASINGLY SUPPORTING MAJORITY OF URBAN LIVELIHOODS



67% OF ALL EMPLOYMENT IN  
NAMIBIA IS INFORMAL

57% IN URBAN AND  
81% IN RURAL AREAS

Source: 2016 Namibia Labour Force Survey

## 7. THE LOW-DENSITY SUBURBAN MODEL IS UNSUSTAINABLE AND REPRODUCES INEQUALITY

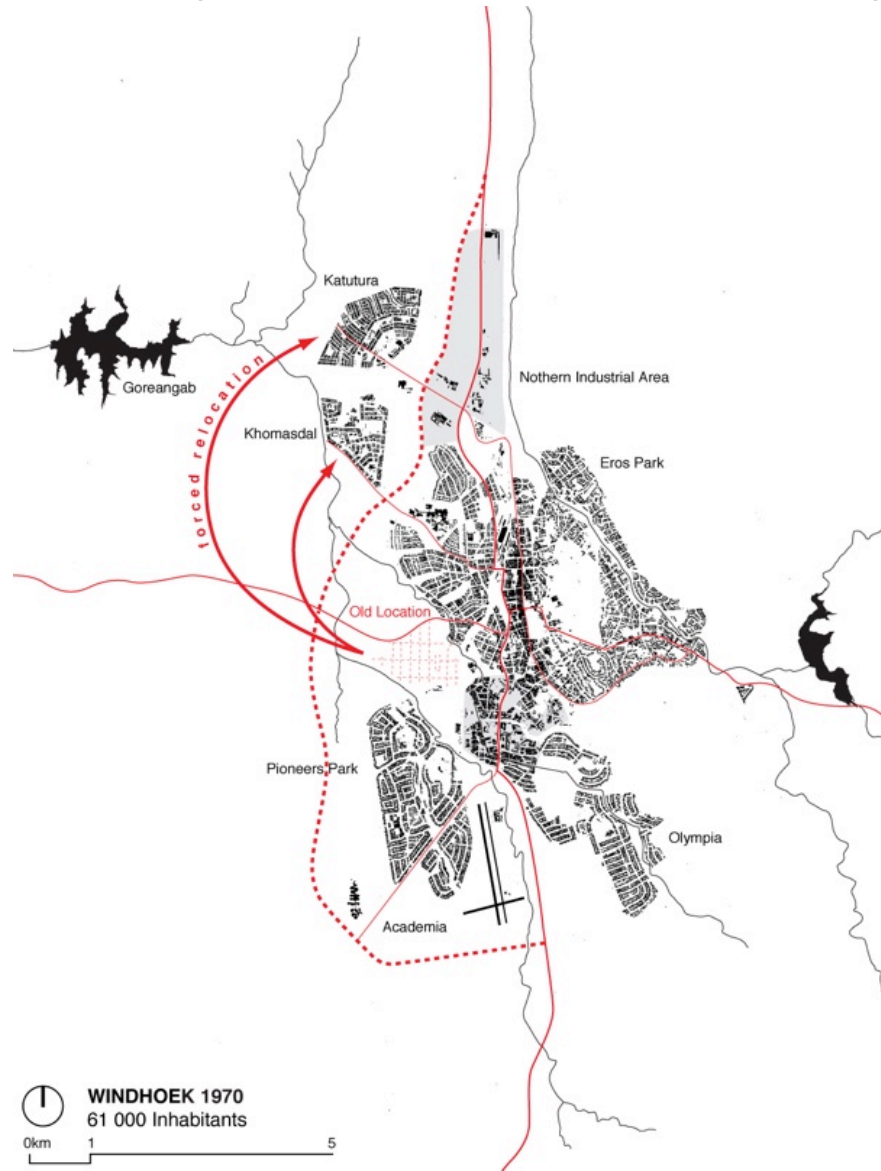
Low urban densities are **expensive to develop/service**, create a **low future rates base**, **fewer opportunities for urban economies to emerge** and are **expensive to maintain** in the long term.

**LOW DENSITY IS UNAFFORDABLE TO BENEFICIARIES & GOVERNMENT**





# Perpetuation of Apartheid Geography



# 5 CORE RECOMMENDATIONS

# 1. ESTABLISH URBAN LAND REFORM AS INTEGRAL PART OF LAND REFORM

- 1.1 Define the **aims of a redistributive urban land reform** informed by the UN-defined right to adequate housing
- 1.2 Define urban land reform **beneficiary target groups** proportional to demographics of income groups (focusing on the 'currently disadvantaged')
- 1.3 Define **eligibility criteria** for urban land reform beneficiaries, and with special regard for gender relations of households
- 1.4 Define **available land** and processes for accessing such land for urban land reform purposes
- 1.5 Define a **timeframe** for urban land reform



## 2. CREATE TRANSPARENT ADMINISTRATIVE STRUCTURES

2.1 Establish a National, **standing, cross-institutional committee** to coordinate urban land reform (incl. Government O/M/As, Civil Society NGOs and CBOs, Universities) reporting directly to Parliament / Cabinet

2.2 Establish a **professionally-capacitated spatial planning unit** accountable to the above standing committee

2.3 Develop an inter-ministerial, **GIS-based, information platform** for urban and regional spatial data

2.4 Develop democratic/transparent processes of **public engagement** on urban land reform policy development, implementation, periodic review and evaluation (i.e. local urban land committees)

# 3. DEVELOP A NATIONAL URBAN POLICY AND SPATIAL DEVELOPMENT PLAN

3.1 Develop a **National urban policy / National spatial development plan**, integrating metropolitan planning and agrarian / rural land reform

3.2 Commit government at all levels to **pursue equitable, sustainable, and compact urban areas**, and pursue regulatory reform to this effect

3.3 Develop **strategies for the proactive inclusion of informal economic activities**

3.4 Define **special development areas** at national, regional and local level for strategic

3.5 **Participatory neighbourhood-based planning / area-based urban management**

## 4. DEVELOP MECHANISMS TO FINANCE URBAN LAND REFORM

- 4.1 Define **beneficiation process and 'subsidy' levels** per beneficiary (informal settlements, backyarders, waiting lists, etc.)
- 4.2 Research / international benchmark of **National expenditure on urban development / housing** to guide budget allocations
- 4.3 Develop **capital funding formula** for central government to support regional and local government financially (land servicing, infrastructure development, community-led upgrading)
- 4.4 **Reform local authority finance** and National and local taxation paradigms to align with urban land reform aims
- 4.5 Finance mechanisms to ensure **affordability for all income sectors**



# 5. IMPLEMENT A COMPREHENSIVE HOUSING STRATEGY

**5.1 Implement the recommendations** of the Revision of the Mass Housing Programme, undertaken by ILMI / NUST in 2017 for MURD

**5.2 Streamline informal settlement upgrading** and integrated, **planned layout processes** (for new urban residents) and mainstream to all LAs

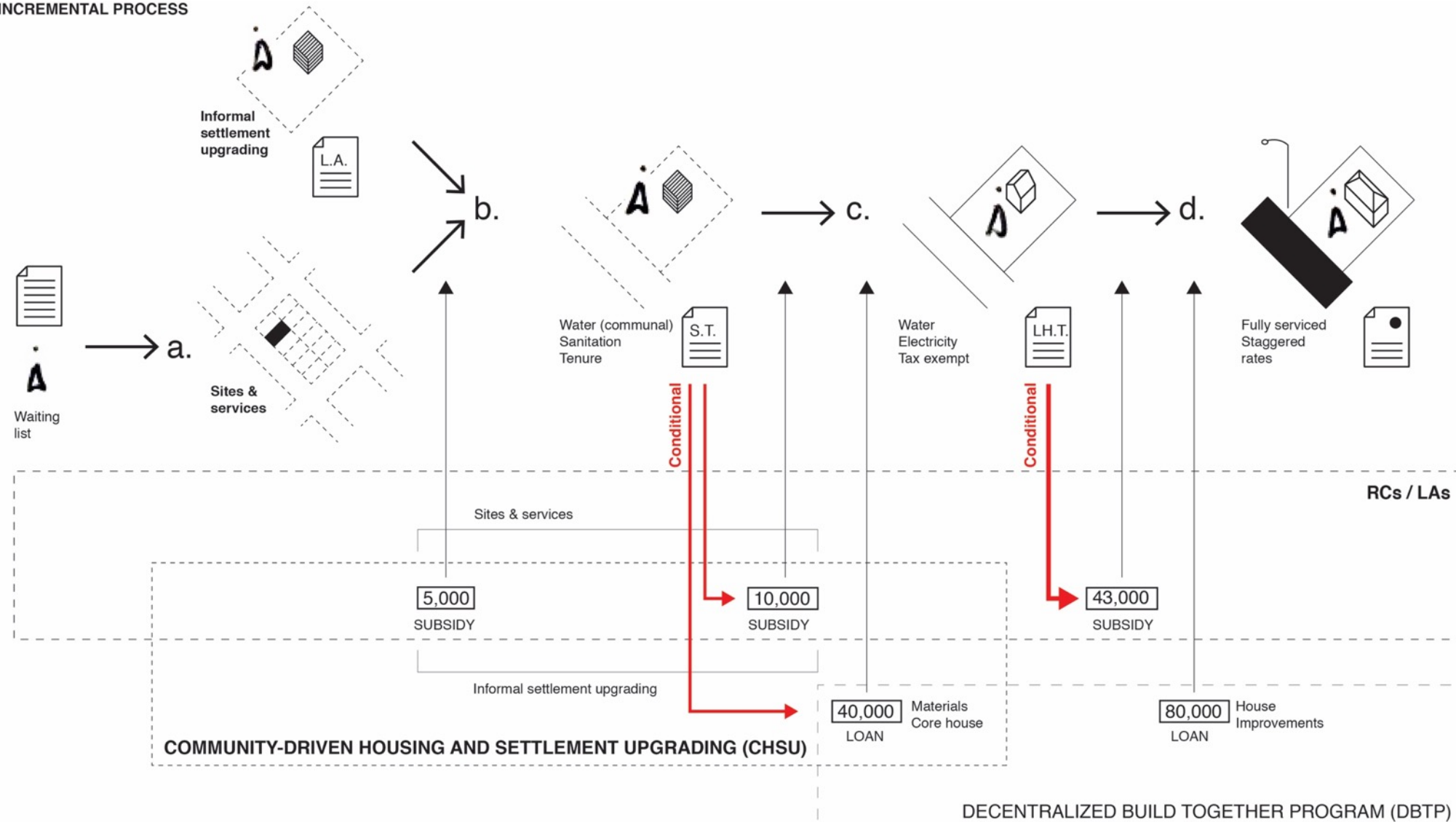
**5.4 Develop guidelines on land servicing** and housing PPPs for local authorities

**5.5 Re-focus NHE** (credit-linked housing) to service the public and middle-income sector

**5.6 Revise the 2009 National Housing Policy** to accommodate a broader vision on adequate housing

# HOUSING PROCESS (URBAN / LAs)

## INCREMENTAL PROCESS



THANK YOU.

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