

## MONTHLY NEWSLETTER OF DEVELOPMENT WORKSHOP NAMIBIA

# 1 November - 15 December 2018

### Update – Programme for the provision of low cost land for housing<sup>1</sup>

#### Okahao (total of 500 erven)

Okahao town council signed the MoU with DWN on 30 November. After Oshakati and Karibib, it is the third town to join the land programme.

Following the signature of the MoU, DWN's project coordinator Ester Veiko, two interns from NUST, and technical staff from the council initiated with the registration of beneficiaries on 5 December. The registration consists of interviewing and registering all households that live in shacks in the town (an estimated 200-300 households). It is the council's explicit aim that all those households that currently live in shacks can access legal land through the land programme.

#### Karibib (total of 350 erven)

The beneficiary registration process has also initiated in Karibib. The situation is more complex than in Okahao, mainly because some 100 households already reside in shacks within the project area. These households have occupied land informally over the last two years, due to a lack of affordable legal land.

The project aims to integrate those households and transform the area from an informal into formal residential area. Most informal households however will have to move their homes (shacks) according to the new urban plan, and this process requires careful community sensitization and engagement.

A first meeting with a community committee has been conducted by the council on 14 November and a follow up meeting with the whole community is planned for mid December. Due to

the Christmas break however, the council decided to only conduct the individual registration of beneficiaries in January 2019.



*Extract of the Karibib project area, overlaid with the erf boundaries of the new layout (red lines): the households in the area that are currently living in shacks will have access to legal plots with title. The council will assist these households for moving their structures and belongings.*



*At the town council: Representatives from B2Gold (the main donor of this project) conducted a field visit to the project area on 27 November and had the opportunity to discuss the project with the CEO, Mayor and councillors.*

<sup>1</sup> This programme is jointly implemented by Development Workshop Namibia (DWN) and the Namibian Chamber of Environment (NCE)

### **Oshakati (total of 200 erven)**

To date, Oshakati town council conditioned the implementation of the project to the approval of the so called 30 (1) clearance by the Ministry of Urban and Rural Development (MURD). It has been the only of the three current partner towns to do so: Karibib and Okahao both decided that project implementation shall be done in parallel with the application to MURD.

Bureaucratic obstacles have delayed the emission of the clearance, with the result that project implementation has been on hold since June when the application was submitted to the Ministry. Increasingly worried with these delays, Oshakati changed course in November and authorized the project to start, while waiting for the ministerial clearance to be issued in parallel.

In a first step, Urban Dynamics (the project's town planner) officially submitted the new layout to the town council. By doing so, it has initiated the process of legalizing the new township which will allow for title deeds to be issued to the new plot owners.

On 26 November, a delegation from GIZ (a donor to the project), KfW (German Development Bank) and the German Embassy visited the project area and had the opportunity to discuss project progress with the council's property manager and his technical staff.

### **Next steps**

While Okahao is currently leading project implementation, all three towns are in a similar position: as soon as the beneficiary selection is concluded (probably by the end of January), the beneficiaries are requested to pay the initial 25% deposit into the joint bank account of DWN and the council. Once all beneficiaries have made their deposits, the area will be pegged by the land surveyor, final engineering designs done by the engineering consultants and the construction of services initiated.

It is hoped that project plots in the first town will be available by May 2019.

### **Tsandi (total of 300 erven)**

DWN was invited for a council meeting on 12 December to discuss the pending MoU and to identify the project boundaries. The MoU will be signed at the next council meeting on 19 December.

### **Henties Bay**

On 16 November, the DWN team presented the DWN/NCE land programme to the Municipal Council in Henties Bay. The invitation for presentation came following a first contact between DWN and the Mayor of Henties Bay during the AGM of ALAN (Association of Local Authorities in Namibia) in Walvis Bay in October.

The CEO of Henties Bay, Mr Reinhardt Ochs, confirmed the interest of the Municipality to participate in the programme and referred the issue for further deliberation to the council, with the aim to issue a relevant council resolution.

### **Project on affordable sanitation**

During several site visits to Oshakati, Okahao and Karibib, the DWN team identified suitable areas for the pilot sanitation systems that shall subsequently be integrated into the DWN/NCE land programme.

The construction of the pilot systems in Oshakati and Okahao will be done in January and February 2019, and the one in Karibib is planned for March (once the new layout is pegged). In Tsandi, the sanitation project will be presented to the council in January.

DWN has also entered into a partnership agreement with Ecosolutions CC in Otjiwarongo. Ecosolutions is at the forefront of dry sanitation solution developments in Namibia. Through the partnership, the company will further develop its pit latrine model, with the main objective to lower the construction price below N\$ 5,000.



*The 'maintenance free Eco-Toilet' is a ventilated pit latrine model developed by Eco-solutions CC, in Otjiwarongo.*

*Bringing the construction price of this tested model below N\$5,000 will allow its integration into the DWN/NCE land programme, using the programme as a*

*vehicle to rapidly scale up the provision of improved sanitation across urban areas in Namibia. (Other sanitation models are also tested in parallel.)*

*(image: <http://www.otjitoilet.org/Pit-Latrines/>)*