

<b>File Name and File path</b> <b>Groups/Human Settlement</b> <b>Projects/Farm 508/ Farm</b> <b>1012</b> <b>Development/MC Item</b> <b>Township establishment on</b> <b>Farm RE/1012</b>	<b>TO:</b> <b>STRATEGIC EXECUTIVE HOUSING, PROPERTY</b> <b>MANAGEMENT AND HUMAN SETTLEMENT</b>  <b>PLEASE SUBMIT TO MANAGEMENT COMMITTEE</b>		
<b>CIRCULATION</b>	<b>DATE</b>	<b>INITIALS</b>	<b>COMMENTS/ SIGNITURE</b>
<b>Item writer//</b>		H. Sylvanus	
<b>Section Head: Settlement</b> <b>Planning</b>		O. Kakero	
<b>Acting Manager: Human</b> <b>Settlement</b>		O. Kakero	
<b>Strategic Executive</b> <b>Housing Property</b> <b>Management and Human</b> <b>Settlement</b>		F.I Maanda	

**[HPH] NEED AND DESIRABILITY AND LAYOUT APPROVAL FOR THE TOWNSHIP ESTABLISHMENT (TO BE KNOWN AS GOREANGAB 6) ON PROPOSED FARM RE/ 1012.**

(L/FARM RE/1012)

## **1 INTRODUCTION**

The purpose of this item is to motivate the need and desirability and layout approval for the township establishment on proposed Farm RE/1012. The proposed township is to be known as Goreangab Extension 6. The proposed statutory procedures will allow the City of Windhoek to formalise an informal settlement (known as Tlhabanello) located on Farm 1012 which is home to approximately 1900 households. The prevailing land use ranges from residential, businesses and sport facilities.

## **2 THE SITE**

Farm 1012 is located on the eastern corner of Remainder of Farm 508 and shares its eastern boundary with Goreangab Ext 3. It is situated along the Matshishi street and measures approximately 36 hectares in extent. The Locality Plan is attached as **Annexure A, Page XX to the Agenda.**

## **3 NEED AND DESIRABILITY**

### **3.1 Need**

Namibia is currently experiencing urbanisation and will continue to do so in the foreseeable future as long as urban areas are seen as a symbol of hope from abject poverty. Through Vision 2030, the country set for itself a goal to become a developed country by the year 2030 and further, to have about 70% of its population urbanized. In 1991 a meagre 28% of the country's population was urbanized. The figure improved to 33% in 2001, 42.1% in 2011 and crossed the 50% mark in 2017. Generally, the trend is positive and if maintained it will reach about 65% in 2030.

Positive shifts in the country's urbanization landscape has coincided with rapid growth of Windhoek's population and more so the informal settlements. The 2011 National Housing and Population Census conducted by the Namibia Statistics Agency confirmed Windhoek to be the largest urban locality in the country with 325,858 inhabitants which represented a share of 36% of the country's urban population. Rundu, the second largest town in the country recorded 63,431 inhabitants. In the same year, there were 87,000 inhabitants in Windhoek's informal settlements accounting for 27% of the city's population.

In March 2020, the City of Windhoek conducted rapid numbering of informal structures in all the informal settlements. A total 48,233 informal structures were recorded and are distributed as follows: Khomasdal Constituency 3,394 structures, Moses Garoeb Constituency 9,052 structures, Samora Machel Constituency 21,241 structures, and Tobias Hainyeko Constituency 14,546 structures. Sample surveys conducted in the four constituency recorded

an average household size of 3.8 persons per household. Using the average size of 3.8 persons per household, the number of people living in Windhoek’s informal settlement is estimated at 183,285 inhabitants.

Given the above, it is without shadow of a doubt that the proposed development is highly needed to address informality and guarantee the project beneficiaries security of tenure and access to basic services.

### 3.2 Desirability

The site is ideally located and suitable for the intended development. The desirability is confirmed through the layout design approach which took into consideration site development opportunities and constraints strengthened through comments received from various specialist units dealing with roads, stormwater, water and sewer, electricity, environment, and urban policy within the City of Windhoek. The desirability is further demonstrated by the fact that the site has been inhabited by the informal settlers for a number of years. The surrounding existing bulk services makes the site desirable for the proposed development.

## 4 PROPOSED DEVELOPMENT

The proposed development if approved will enable the City of Windhoek to formalise the informal settlement known as Tlhabanello by providing security of tenure and access to basic services. The predominant land use as shown on the attached layout plan is “Residential” supported by other complimentary land uses such as Private open space, Public open space, Municipal (local open market) and General Residential.

To achieve the intended development, it is proposed that a township be established on Farm RE/1012 as shown in in Table 1 and as per the layout attached hereto as **Annexure B, Page XX to the Agenda**

Land Use	Total Number of Erven	Potential # of dwelling units	Estimated population @ an average household size of 3.8 (2020)
Residential @ 1:250	133	133	505
General Residential @ 1:150	3	67	254
Municipal	3		
Private Open Space	1		
Public Open Space	4		
<b>TOTAL</b>	<b>145</b> (erven)	<b>200</b> (dwelling units)	<b>759</b> (people)

Table 1: Township Establishment (145 portions and remainder street) on Farm RE/1012

Using the March 2020 pilot survey average household size of 3.8 persons per households it is estimated that the development will accommodate 759 people with 66.5% of the population living on Single Residential erven whilst the remaining 33.5% in high density development.

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CIRCULATION	DATE	INITIALS	COMMENTS/ SIGNITURE
Item writer//		H. Sylvanus	
Section Head: Settlement Planning		O. Kakero	
Acting Manager: Human Settlement			
Strategic Executive Housing Property Management and Human Settlement		F.I Maanda	

**[HPH] SUBDIVISION OF FARM 1012 (A PTN OF FARM RE/508) INTO PORTION A AND REMINDER, AND LAYOUT APPROVAL FOR THE TOWNSHIP ESTABLISHMENT (TO BE KNOWN AS GOREANGAB EXTENSION 7) ON PROPOSED PORTION A.  
(L/PTN A/FARM 1012)**

## **1 INTRODUCTION**

The purpose of this item is to motivate for the subdivision of Farm 1012 (a Portion of Farm RE/508) into Portion A and Remainder. Further to motivate the layout approval for the township establishment on proposed Portion A to be known as Goreangab Extension 7.

The proposed subdivision and subsequent statutory procedures will allow the City of Windhoek to formalise an informal settlement (known as Tlhabanello) which is located on Farm 1012. Approximately 1,900 households are accommodated on Farm 1012. The prevailing land uses range from residential, businesses and sport facilities.

## **2 THE SITE**

Farm 1012 is located on the eastern corner of Remainder of Farm 508 and shares its eastern boundary with Goreangab Ext 3. It is situated along Matshitshi street and measures approximately 36 hectares in extent. The Locality Plan is attached as **Annexure A, Page XX to the Agenda**.

## **3 NEED AND DESIRABILITY**

### **3.1 Need**

Namibia is currently experiencing urbanisation and will continue to do so in the foreseeable future as long as urban areas are seen as a symbol of hope from abject poverty. Through Vision 2030, the country setup a goal to become a developed country by the year 2030 and further, to have about 70% of its population urbanized. In 1991 a meagre 28% of the country's population was urbanized. The figure improved to 33% in 2001, 42.1% in 2011 and crossed the 50% mark in 2017. Generally, the trend is positive and if maintained it will reach about 65% in 2030.

Positive shifts in the country's urbanization landscape has coincided with rapid growth of Windhoek's population and has led to an increase in informal settlements. The 2011 National Housing and Population Census conducted by the Namibia Statistics Agency confirmed Windhoek to be the largest urban locality in the country with 325,858 inhabitants which represented a share of 36% of the country's urban population. Rundu, the second largest town in the country recorded 63,431 inhabitants. In the same year, there were 87,000 inhabitants in Windhoek's informal settlements accounting for 27% of the city's population.

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Constituency 14,546 structures. Sample surveys conducted in the four constituency recorded an average household size of 3.8 persons per household. Using the average size of 3.8 persons per household, the number of people living in Windhoek’s informal settlement is estimated at 183,285 inhabitants.

Given the above, it is without shadow of a doubt that the proposed development is highly needed to address informality and guarantee the project beneficiaries security of tenure and access to basic services.

### 3.2 Desirability

The site is ideally located and suitable for the intended development. The desirability is confirmed through the layout design approach which took into consideration site development opportunities and constraints strengthened through comments received from various specialist units dealing with roads, stormwater, water and sewer, electricity, environment, and urban policy within the City of Windhoek. The desirability is further demonstrated by the fact that the site has been inhabited by the informal settlers for a number of years. The surrounding existing bulk services makes the site desirable for the proposed development.

## 4 PROPOSED DEVELOPMENT

The proposed development if approved will enable the City of Windhoek to formalise an informal settlement known as Thlabanelo by providing security of tenure and access to basic services. The predominant land use as shown on the attached layout plan is “Residential” supported by other complimentary land uses such as Public Open Space, Business (local supermarket or shop) and General Residential.

To achieve the intended development, it is proposed that, Farm 1012 be subdivided into Portion A and Remainder Farm 1012 as shown on Table 1 and further that, a township be established on proposed Portion A comprising of 226 erven including the remainder street as shown on Table 2 below. The subdivision of Farm 1012 and the layout for the township proposed on Portion A is attached as **Annexure B and C, Page XX to the Agenda**

Original Portion	Resulting Portions	Size (HA)
Farm 1012		36.2 HA
	Proposed Portion A	20.9 HA
	Remainder of Farm 1012	15.3 HA

Table 1: Proposed subdivision of Farm 1012