

Showcasing national efforts toward informal settlement upgrading

GOBABIS

1. Basic Facts

Population: The estimated total population of the **Omaheke region** is **52,735** residents of which the **Gobabis district** comprises **65% (34,156 people)**. Approximately **53%** of the populations in the **Gobabis district** reside in the urban area.

Annual population growth: It is estimated that the town of **Gobabis** has experienced an average **7 %** population growth rate per annum over the past nine years, which far surpasses the national growth rate of approximately **3, 2% per annum**.

Estimated population currently living in informal settlements: **14,417**

Name	Number of People	Number of House Holds
Freedom Square	4173	1024
Kanaan A	3059	808
Kanaan B	7185	1567
Kanaan C	Still busy with enumerations	Still busy with enumerations

Number of people registered in the 'waiting list':
Approximately 2,000 people

Registered plots within urban area: **Approximately 4,900 plots**

Upcoming land developments: **7 (855 erven)**

Estimated cost of land servicing: **N\$240/m2**

ESTIMATED ON A PORTION OF 10HA (TOTAL ERVEN 330)	
Town Planning Fees	NS 600 000
Environmental Impact Assessment	NS 60 000
Land Surveyor	NS 610 000
Legal Fees (CRT)	NS 20 000
Construction of Services	NS 21 000 000
Engineering Consultancy Fees	NS 2 100 000
TOTAL	NS 24 040 000
Services included: Electricity distribution network plus substation; Water Network; Sewer Network plus pump station; Paved Streets (interlock and kerb) no paved pavement.	

Challenges in servicing land: There are no physical challenges such as hard rock, only financial constraints from the Council to service and develop land.

Land still available for servicing: **Approximately 10ha.**

Bulk infrastructure situation: Current bulk infrastructure is dilapidated and needs to be upgraded.

Annual budget: **N\$161,832,595**

Contribution from central government: **N\$10,000,000**

Locally-raised revenue: **N\$148,000,595**

Guiding documents: Gobabis Town Planning Scheme, Gobabis Structure Plan, local economic development (LED) policy.

Future plans: Land delivery strategy in collaboration with the community; a Town Structure Plan to guide development

2. Current Situation in Informal Settlements.

Current situation: Gobabis like most other Namibian towns has experienced unprecedented growth after attaining independence. The rapid urbanization rate is proving to be very taxing presenting such challenging issues as the demand for land and housing, water services and sanitation provision. Gobabis Council is doing a great effort into keeping the pace with regard to the provision of land for houses, services, but still a large percentages of the urban population lives in informal settlements. According to the National Population Census of 2011, Gobabis total population was estimated at 19,101 from which about 28% are living in the informal settlements. Gobabis town has four informal settlements which are: Freedom Square, Kanaan A, B and C, which are situated around the Epako suburb.

Residents need to understand that an informal settlement is an informal area that still needs to be formalized; therefore it is advised for every resident to be willing and cooperative to pave way for development.

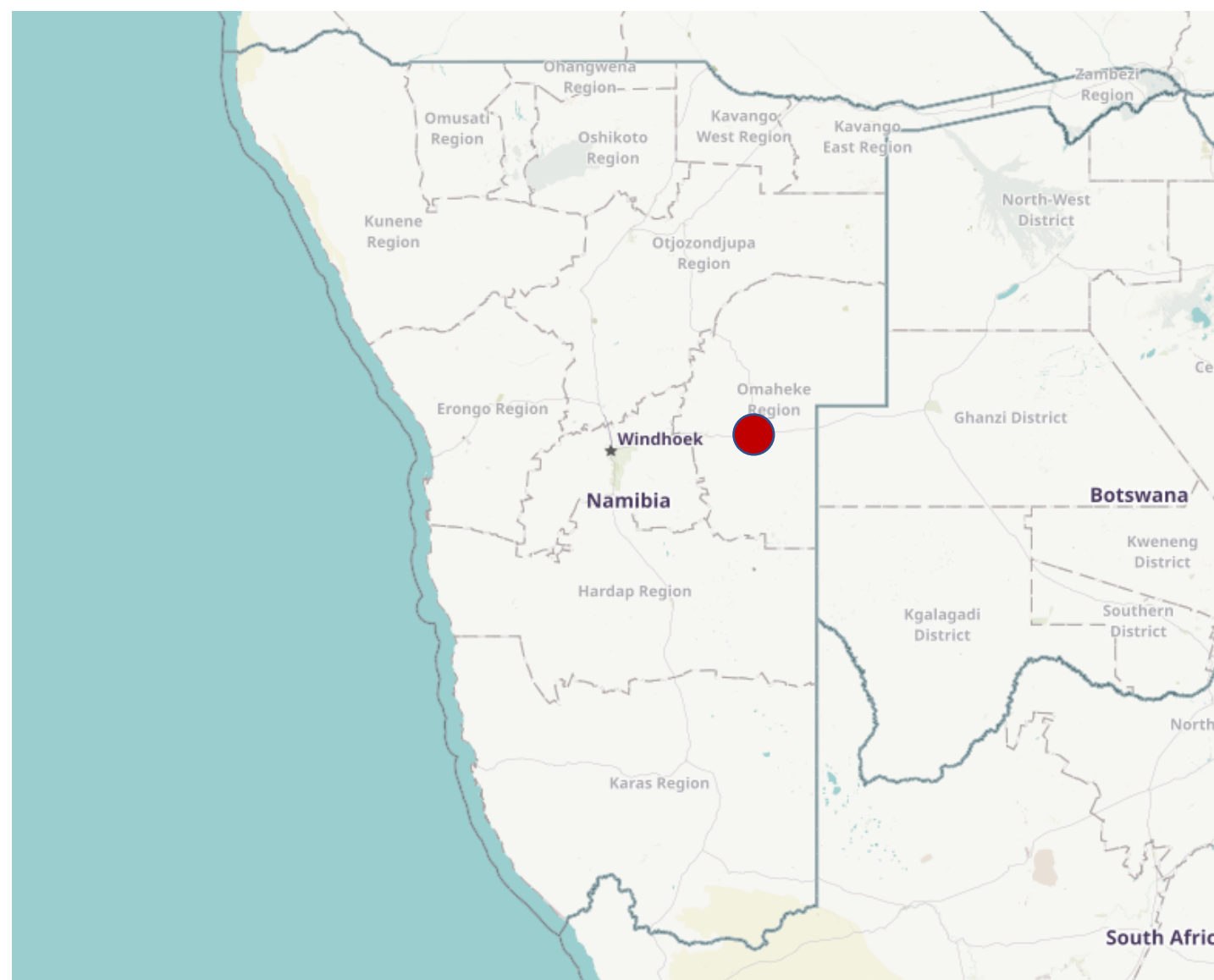
As stated above the informal settlements in Gobabis are Freedom Square, Tuerijandjera, Kanaan, Kanaan B, and Kanaan C. The Freedom square settlement is currently in the process of upgrading, with residents relocated on 300m2 plots according to layout that was planned for by the community members of freedom square themselves. A team from the community completed the structure numbering and mapping, in order to ensure that only those residents that are in the settlement will benefit in the final plot allocations.

The table below shows the current status of the informal settlements in Gobabis.

Name	Number of People	Number of Households	Services Connected	Progress
Freedom Square	4173	1024	Gravel Roads, Water connected, Sewer under construction, no electricity	Subdivision for blocks submitted to Council within the provisions of the Flexible Land Tenure Act (Act No. 4 of 2012)
Kanaan A	3059	808	Sewer and water under construction, partially electrified	Formalisation ongoing
Kanaan B	7185	1567	Water – communal stand pipes	Re-blocking planned 2021
Kanaan C	Still busy with enumerations	Still busy with enumerations	Water – communal stand pipes	Re-blocking planned 2021

Interventions: Speedy Formalisation; Implement Flexible Land Tenure System (FLTS); Reception Centre and controlled influx of people into informal Settlements.

Water: Yes, Gobabis Municipality will extend Municipal partial services as funds become available. 70% water provision is by community standpipes in Kanaan A, B & C.



Sanitation: Sewer reticulation of about 530 erven in Kanaan A. Sewer reticulation in Freedom Square is 80% completed, about 1,100 erven. Sewer and water reticulation in Freedom Square costed about N\$9.2 million which was sourced through a grant of central government through Shack Dwellers Federation of Namibia.

Electricity: Partial electricity provision in Kanaan A

Other services: Sewerage (partial).

Actions: Community meeting (quarterly); Shack Dwellers Federation of Namibia (SDFN); Regular liaison by community development officer.

Future plans: Possible extension of informal settlement boundaries; Enforce Social responsibility contribution by private land developers.

Case: Land Grabbing

SITUATION. Land was being illegally occupied.

CONSEQUENCES. Poor living conditions.

LOCAL AUTHORITY ACTION. Engaged with the community to discuss the situation.

3. Partners in informal settlement upgrading

Shack Dwellers Federation of Namibia (SDFN); Saamstaan.



CONTACT DETAILS

Mr. I.K Thudinyane
info@gobabis.org

<https://www.facebook.com/gobmun1506/>

This poster was produced for a traveling exhibition to be showcased where partners in informal settlement upgrading come together. The first event where the exhibition will take place will be the 'NALAO Professional Forum Workshop on Infrastructure Development and Spatial Planning' in Gobabis, on November 14-15, 2019.

This poster can be downloaded from: <http://urbanforum.nust.na>

NAMIBIA UNIVERSITY
OF SCIENCE AND TECHNOLOGY



Implemented by

giz Deutsche Gesellschaft
für Internationale
Zusammenarbeit (GIZ) GmbH