

**CLOSING REMARKS BY HIS WORSHIP THE MAYOR OF THE CITY OF
WINDHOEK, CLLR. MUESEE KAZAPUA, AT THE LAND DELIVERY
RETREAT**

HEIJA LODGE, 25 FEBRUARY 2015, 16:30

Director of Ceremonies, Mr. Edward Kawesha, ACEO

Hon Hangapo Veico, Deputy Mayor;

Honourable Alderpersons and City Councillors

Strategic Executives and Staff of the City of Windhoek,

Members of the Media,

Ladies and Gentlemen,

Good afternoon.

It is my honour and privilege to make a few remarks as we close this important workshop that was arranged to discuss an important subject matter, the *state of land delivery in the City of Windhoek*.

Allow me first to thank all of you for the valuable contribution that you have individually made since the opening of this workshop yesterday.

Director of Ceremonies,

The contributions made by each of you have indeed shaped the recommendations that we have been taken in finding medium term solutions to the acute shortage of serviced land which has always been a priority concern not only to the City Council, but equally to the entire residence and communities of Windhoek.

In our discussions we have all appreciated that the limited access to land in the City is the most profound housing constraint in Windhoek and Namibia in general; centered on the mismatch between the supply of developable land and the demand thereof. We have all acknowledged that there is a need to revisit our current policies and by-laws that are pertinent to land delivery. In specifics, we have resolved to streamline and consolidate our land sale policies and processes.

We have addressed the issue of the waiting lists on land applications that we have been trying to address over the years; and the lack of financial capacities necessary to service adequate land in order to meet the current demand.

On this note, we have further, acknowledged the unavailability of developable land in Windhoek as the City it is situated in the mountainous area; which will require huge investment.

We have nonetheless identified available pockets of land that could be serviced to address the applications on the waiting list; targeting low to middle income groups. I must point out here that each application received will be verified and considered individually, and no preference will be given to mass submissions.

Equally, we also took note that although the extended Windhoek municipal boundary by Government would have provided adequate land mass, the City only have jurisdiction over the new boundaries and not the ownership of this land; nor necessary financial capacity to service this land. Ideally, the new boundaries would have been accompanied by corresponding resources, to enable the City to provide necessary services to the new residents and provide developable land. We will therefore engage Government at all levels in an attempt to secure resources.

Similarly; we have undertaken to urgently engage government on the bureaucratic process involved in land delivery route; particularly the operations of the two national bodies, NAPAMB and the Township Board. In fact; already local authorities in 2007 have called upon Central Government to decentralize the functions of the two bodies as part of the White Paper on the Local Authority Reforms submitted to the line Ministry, so that the red tape could be cut. This will not only fast track land delivery in the City; but will also enhance real decentralization; in the sense that services will be brought closer to the masses; in a shortest possible time.

As indicated in my opening remarks yesterday, the recommendations from this workshop will be shared with relevant stakeholders; as a contribution to

other Government efforts geared at addressing serviced land shortage in urban areas.

By these recommendations we have also tasked management to embark up action plans that will address this burning issue.

In conclusion, ladies and Gentlemen, I am pleased to inform you that close to a total of 1000 residential plots will be made available and ready for development in the first half of this year in Khomadal Ext 16, Otjomuise Ext 4, and Academia Ext1 Phase 2.

With this few remarks, I declare this Workshop officially closed.

I thank you.