

The Right to Urban Land

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Windhoek: A World Class City

http://www.thislifeintips.com/wp-content/uploads/2015/05/IMG_4557.jpg

http://www.namibia.org/travel/namibia/pictures/windhoek/fullsize/Skyline_6.jpg

<http://www.pampadling.co.za/Uploads/areaguides/d349ecf1-9365-47ed-aa11-49642d64818f/Header/Windhoek%20-%20Header%20imagery.jpg>

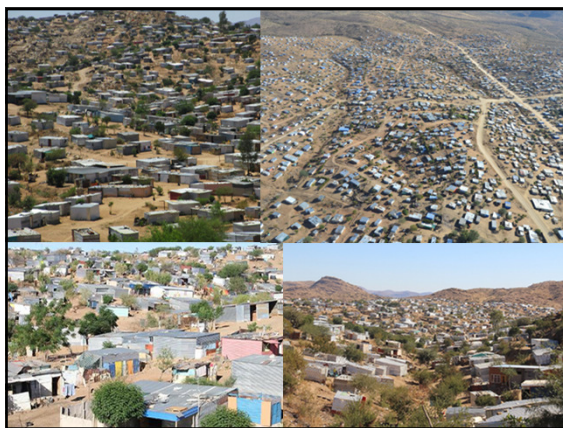
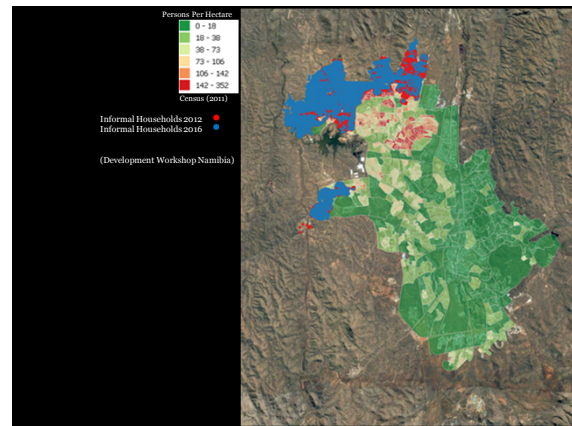
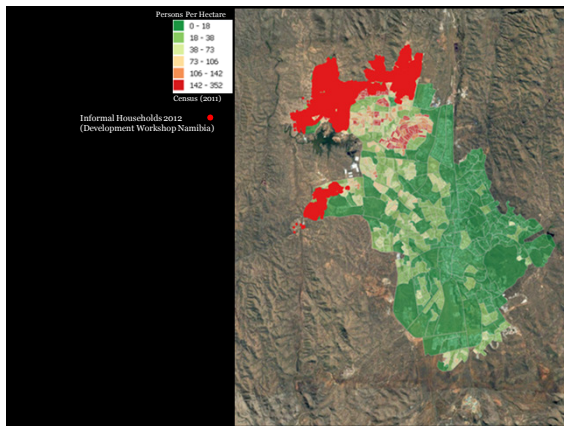
<http://www.aanambona.com/wp-content/uploads/2016/01/Windhoek-Namibia-by-Getty-Images-1022-p0873.jpg>

Persons Per Hectare

0 - 18
19 - 30
31 - 73
74 - 106
107 - 142
143 - 252

Census (2011)

- Little traffic
- Plenty of space
- Large houses
- Services work
- Cleanest City in Africa



Why Do So Many Namibians Not Have Formal Property?

Why Do So Many Namibians Not Have Formal Property?

'Formal' Costs

- Building Costs
 - Formally Recognised Building Materials
 - Minimum Structure values
- Land cost
 - Limited Supply
 - High Demand
- Incomes
- Access To Credit

Possible Solutions?

Credit and Incomes

- Limited access to collateral for most poor
- Credit/ Micro-Savings Schemes work, but cannot help everyone

Price suppression

- Decreases value of property
- Drives investment elsewhere (local and foreign)
- Less interest in property upkeep / improvement

The Problem is Demand, so this should be the solution

Current strategy is to provide quality, complete space...
but
supply is slow

Increasing Supply would:

- Decrease property prices
- Create competition
- Provide opportunities for growth for individuals
- Allow more people to contribute to growing the city
- Create future growth

Does it need to be so expensive?

Lets come back to it

Housing Typologies in the Last 20 Years

Growth of complexes / gated communities



- Large numbers of housing developments in and around Windhoek
- All privately developed, sold
- Cater to middle-upper income groups
- Very Successful

Left: Klean Kupper: https://p.uspsdesigns.co.za/images/cyberagent.co.za/50064/50064_Z200005207_01.JPG
Right: Klean Kupper: <http://www.housefinder-nam.com/img/firstthumb.php?w=900&h=600&src=https://www.mj-na-assets/products/images/10d84ef12314123081cd7eea73da5d5.JPG>

Why

- Cost effective
 - Building
 - Services
 - Streets
- No division of street and sidewalk
- Safe Public Space
 - Neighbours
 - Community

Who

- Built by Specialised Developers
 - Ensure zoning works
 - Can negotiate bulks / mixed use activity
 - Have the capital / credit to make the costly investments
- Bought by public who have access to credit and income

But most Namibians still cannot participate in this part of the market...

So where do we see other places like complexes that are not in gated communities?



Should we try to make places like this?

"Namibians need space"
"In our hearts we are farmers"

If this is true then why are gated communities so successful

What do rural / informal settlements in Northern Namibia look like?

What sorts of opportunities would places like these provide

- Cost effective
 - Building
 - Services
 - Streets
- No division of street and sidewalk
- Safe Public Space
 - Neighbours
 - Community

What we need to create these sorts of places

Small Erven

- Lower servicing costs per erf
- More people in less area
- Do not need large income to develop a small erf
- Higher net income for local authorities

What we need to create these sorts of places

Narrow Streets

- Complexes/Old towns have narrow streets that work
- Streets should encourage activity - people first
- Building and servicing costs are lower
 - Services can be in streets
- More space for other uses/activities
- Safer
 - Eyes on the street
 - Slower traffic
 - Economic activity



<https://za.pinterest.com/source/sunsurfer.tumblr.com>



Japan: <http://media.tantnews.com/wp-content/uploads/2015/01/62831-%E6%9C%80%E7%BE%8E%E6%97%A5%E5%BC%8F%E5%B0%8F%E9%95%87.jpg>

The Rise of zoning

Zoning

- Used ad-hoc before 20th century
 - Rise of the car increased use of zoning
 - Suddenly you could drive to the shops, or school
- Separation of live, work, play

Cities became places for cars, streets - dangerous empty spaces

Set backs

- Created for Health and Safety, and to protect individual's rights

Further isolated communities



Paris: <http://toeuropeandbeyond.com/wp-content/uploads/2015/09/beautiful-streets-paris-10.jpg>

New Zoning

Setbacks should create interaction with the street
Zoning Should be used to stop hazardous/dangerous activity near people's housing, not to stop "the live-in-shop"

- Encourage local business creation
- Increase tax revenue
- Decrease burden of providing property
- Bring goods/services to people
- Create vibrant places
- Allow people to live work and play together

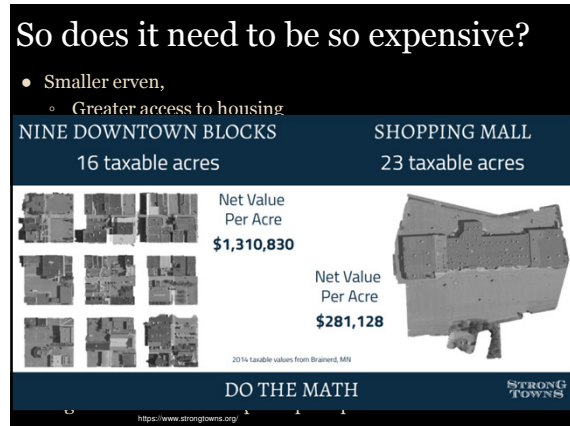
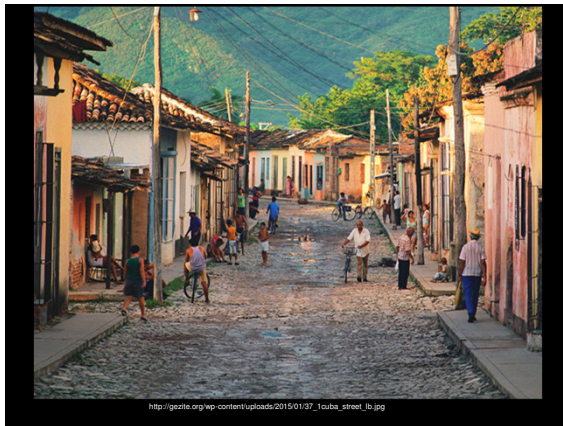
Current Planning and Land Delivery

- Large Erven
- Big set-backs
- Wide Roads
- Large Tracts of empty public open space
- Separation of Land uses



People are separated, encouraged away from street
Streets are empty and dangerous.
Services are far away from residents

Sound familiar?



So does it need to be so expensive?

Currently the 55,000 households living informally in Windhoek have no access to tenure, roads or bulk services.

The biggest block to increasing supply of housing is a lack of provision of proper tenure.

Providing simple structure and tenure would give people something, and would pave the way for the future.

London had approximately 1 million people before a sewerage system was created.

Windhoek will continue to grow informally.

The burden on the city to provide land and services to those that do not have them will grow too, while little to no revenue will be generated from these residents.

There will be no money to continue making Windhoek look like a world class city.

But...

If proper tenure can be provided to these residents then they will have the opportunity to grow their wealth and the city's.

Thank You

