

# ANNEXURE G

## OPUWO STATUS QUO REPORT

Submitted by:

**HARMONIC PLANNING**

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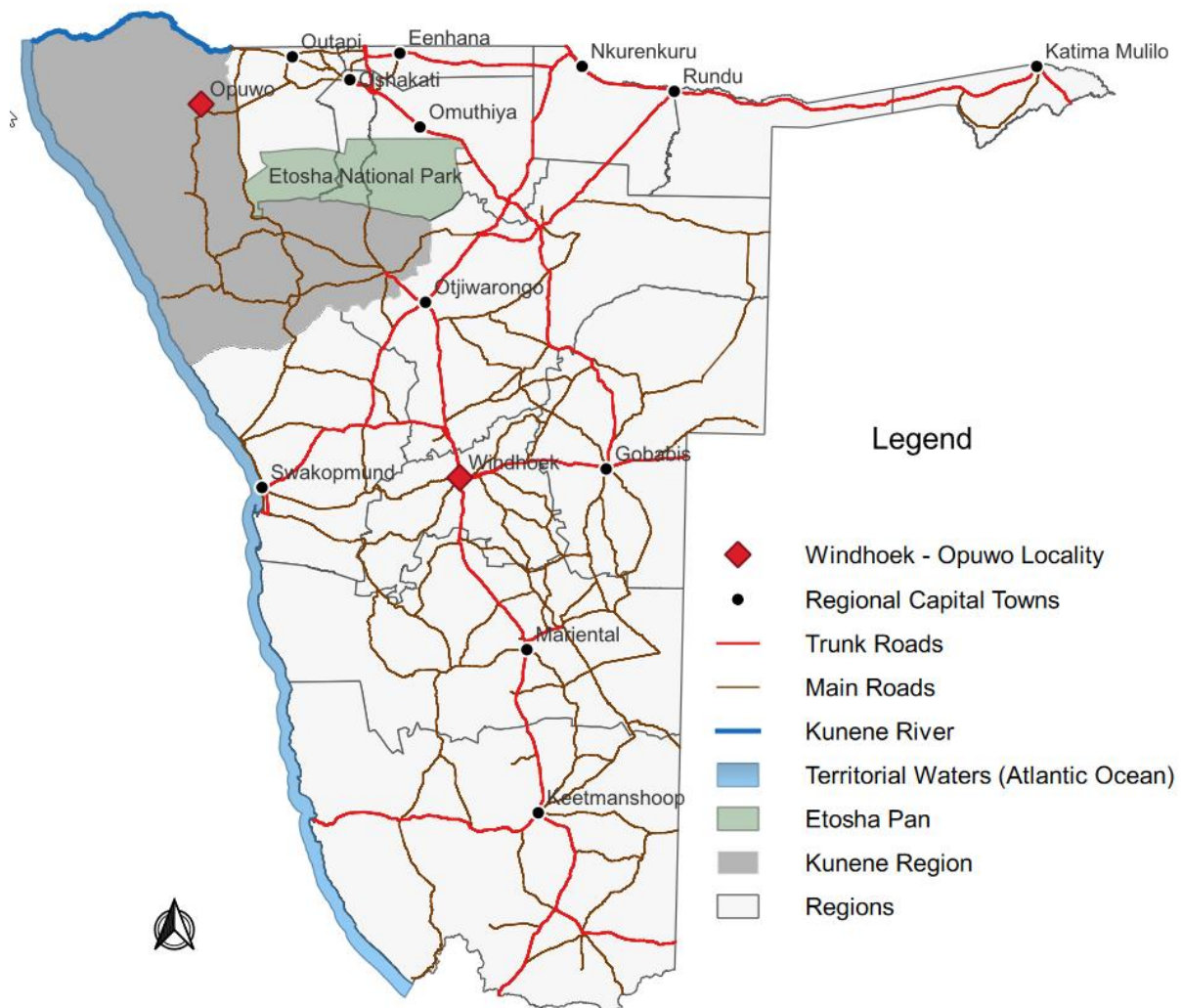
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## 1 REGIONAL CONTEXT

### 1.1 Kunene Region in Context (National Regional Map)

The following section will give a brief overview on key summary statistics for the region and the constituency in order to provide a brief social and economic context in which Opuwo as a town operates. A discussion of the regional context is necessary to understand the status quo in Opuwo and to appreciate the economic and social drivers that influence its growth and development.

Namibian Context Map



## 1.2 Kunene Region Population

According to the 2015/16 National Housing Income and Expenditure estimates, the Kunene region comprised only 4.2% or 95,610 people out of the 2,280,716 Namibian population. The region comprised 21,468 households a total of 3.9% of the national households with an average household size of 4.5 persons per household. The table below provides an overview of the national and regional population and housing statistics.

National and Kunene Region Population and Household Statistics						
Region	Population		Growth Rate 2011	Households		Average Household
	Number	% of Nat		Number	% of Nat	
Namibia	2,280,716	100	1.4	544,655	100	4.2
Kunene	95,610	4.2	2.3	21,468	3.9	4.5

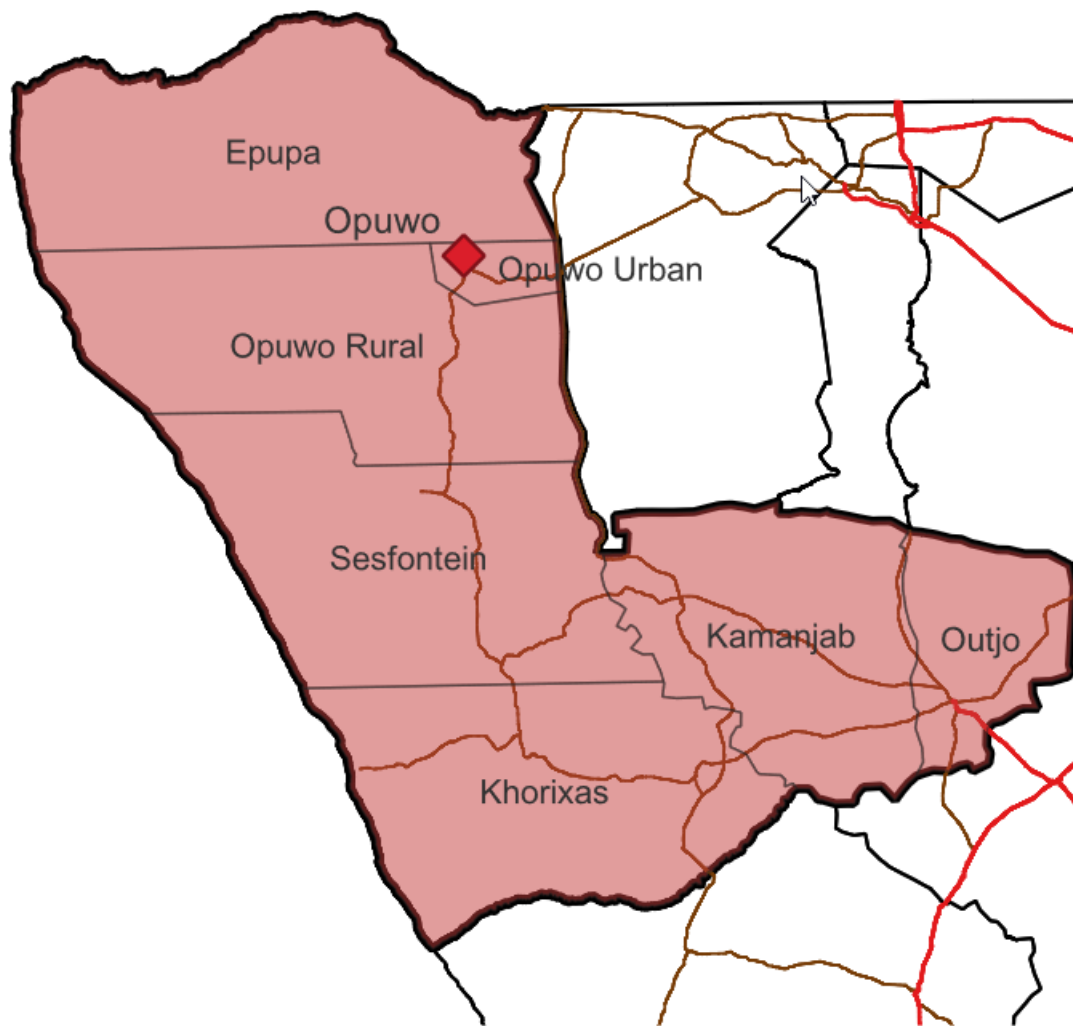
Source: (NHIES 2015/16; Census 2011)

In 2011, the Kunene Region was the country's 4<sup>th</sup> least populous region out of the total of 13 regions at the time with a population of 86,856 and a population density of 0.8 people per square kilometer with an average household size of 4.6 persons per household. According to the 2011 census, Kunene is the region with the fourth highest annual growth rate at 2.3% and the fourth lowest urban population at 26%. The national urban population at the time was 43% with an annual percentage growth rate of 1.4%. Kunene region is growing faster than the national average and has a lower urbanization rate than the national urban population.

Kunene Household are primarily headed by males at 54.1% while women headed households were 45.9%. At a national level 56% of the households are headed by males while in urban areas 58.1% are headed by males and in the rural areas 53.5% of households are headed by males.

Kunene region comprises of 6 constituencies with Opuwo as the most populous constituency with a population of 27,272 people and the second highest population density in the region. Considering the surrounding constituencies, Opuwo as a regional capital will provide services to the Opuwo Constituency, the most northern constituency namely Epupa and to the constituency to the immediate south namely Sesfontein. These three constituencies accommodate a total population of more than 53,000 people.

## KUNENE CONSTITUENCIES

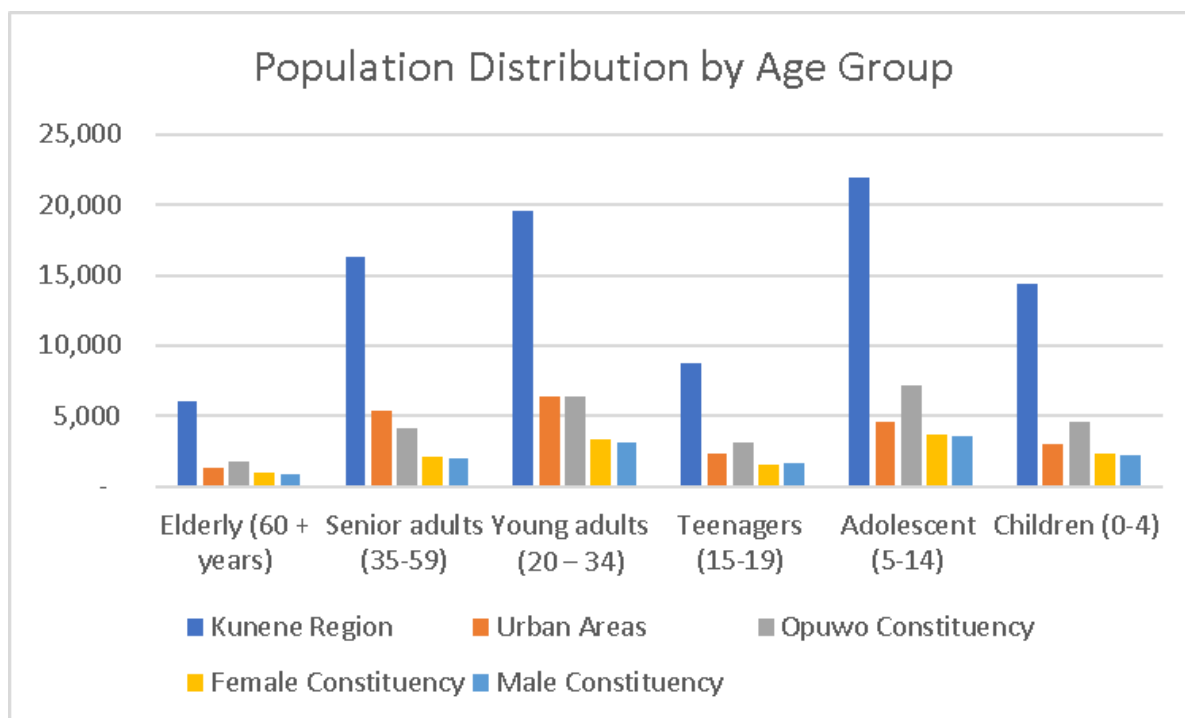


# OPUWO SOCIO-ECONOMIC EVALUATION

Kunene Region Population Characteristics								
	Constituency	Population	Number of Households	Percentage Share of Region Population	Household Size	Annual Growth Rate	Area in Km2	Population Density p/sq.km
	Kunene	86,856	18,495		4.6	2.3%	115,615	0.8
	Urban	22,898		26.4%	3.9	3.0%		
	Rural	63,958		73.6%	4.9	2.1%		
	1 Epupa	17,696	2,781	20.4%	6.3	3.0%	23,618	0.7
	2 Kamanjab	8,441	2,391	9.7%	3.3	2.7%	17,130	0.5
	3 Khorixas	12,566	3,132	14.5%	3.9	0.9%	21,329	0.6
	4 Opuwo	27,272	5,178	31.4%	5.2	2.7%	25,822	1.1
	5 Outjo	12,447	3,279	14.3%	3.7	3.1%	7,467	1.7
	6 Sesfontein	8,434	1,734	9.7%	4.7	1.0%	20,249	0.4
Source: 2011 Census Regional Profile		<b>86,856</b>	<b>18,495</b>				<b>115,615</b>	

The population distribution by age group for the region, urban areas and the constituency shows a definite dent in teenagers between the ages of 15-19. There is a strong bulge for the age group 5-14 years and then a sudden drop for the age group of 15-19 years of more than 10,000 people. The distribution then shows a sudden bulge for young adults between the ages of 20-34 years which increases with more than 10,000 people. The age distribution shows that there is a reduction in senior adults between the ages of 35-59 years and then a further reduction in the ages 60 years and above.

The abnormal reduction of the age group 15-19 can possibly be explained by parents sending their kids to secondary schools outside the region. There is no significant difference between females and males in the age group distribution.



**Table: Population Distribution by Age Group**

	Elderly (60+ years)	Senior adults (35-59)	Young adults (20 – 34)	Teenager s (15-19)	Adolesce nt (5-14)	Children (0-4)
Kunene Region	6,010	16,253	19,613	8,720	21,901	14,359
Urban Areas	1,353	5,332	6,363	2,314	4,587	2,949
Opuwo Constituency	1,761	4,108	6,410	3,157	7,230	4,606
Female Constituency	923	2,139	3,307	1,552	3,635	2,340
Male Constituency	838	1,969	3,103	1,605	3,595	2,266

According to the 2011 Census, the population in the Kunene region older than 15 years who can read and write with understanding in any language was relatively low at 64.9% compared with the National literacy rate of 89%. In Opuwo constituency the overall literacy rate was 61.5% with female literacy at 60% and males 3 percentage points higher at 63.1%

According to the 2011 Census, the Kunene Region had only three urban localities namely Opuwo which is the second biggest with 7,657 people, Khorixas with 6,796 people and Outjo with 8,445 people which is the biggest urban settlement of the region. A notable change in the urban landscape is the growth of Kamanjab in the eastern Kunene as a fourth urban center in the region.

The urban population in the region grew from 17,004 people in 2001 to 22,898 in 2011 equaling a growth of 5,894 people over 10 years. The average annual growth rate as reflected by the census was 3.0% which indicates that the urban population will double in the region every 24 years applying the rule of 72.

<b>Urban Area Comparisons</b>			
<b>TOWN</b>	<b>POPULATION</b>	<b>Estimated Households Size 3.0</b>	<b>%</b>
Khorixas	6,796	2,265	29.7%
Opuwo	7,657	2,552	33.4%
Outjo	8,445	2,815	36.9%
	<b>22,898</b>	<b>7,633</b>	<b>1</b>
(Source: Kunene Regional Profile (2011 and NHIES 2015/16))			

### Regional Population Distribution map- Proportional population circles for Khorixas Opuwo and Outjo

## 1.3 Kunene Region Households

Households in the Kunene region mostly own their houses without any mortgage comprising 42.1% of the total households. Only 3.3% of households had a mortgage according to the National Housing Income and Expenditure Survey of 2015/16. A large proportion 40.4% of the households occupy their houses for free and a further 14.2% of the houses are rented. Compared to the national statistics, the Kunene region owned less houses without a mortgage, the region further had fewer houses owned with a mortgage and also a lower proportion of people renting compared to the national average.

These statistics are a reflection of the rural nature of the Kunene region and indicates that the market in the region is ripe for new unit development as those households who have no mortgage can either buy a second home while those renting can become proud homeowners. There is also opportunity for developers and investors to build more units for rental. The table below provide the details of tenure at the national and regional level.



# OPUWO SOCIO-ECONOMIC EVALUATION

Households by type of tenure										
Region	Type of Tenure %							Total Households	Total Population	Average Household Size
	Owned with no Mortgage	Owned with Mortgage	Occupied Free	Rented	Not Stated	%	Number	Number		
Namibia	59.1	5.8	12.7	22.2	0.05	100	544,655	2,280,716		4.2
Kunene	42.1	3.3	40.4	14.2	0	100	21,468	95,610		4.5
Totals Units	9,038	708	8,673	3,048	-		21,468			

Source: (NHIES 2015/16)

When extrapolating statistics from the latest National Household Income and Expenditure Survey 2015/16 one can assess the average consumption of households on housing expenditure.

Annual consumption by consumption group											
Region	Annual consumption %									Total Household Consumption	Average Household Consumption
	Food and Beverages	Housing	Clothing and Footwear	Health	Education	Furnishing and equipment	Transport and communication	Other	Total	Million N\$	N\$
Namibia %	36.3	31.8	4.2	1.6	2.6	5.3	7.5	10.8	100	64,849	119,065
Kunene	50.5	24.4	4.0	1.4	2.2	5.7	4.6	7.1	100	1,344	62,612
Total Value (N\$)	679	328	54	18.816	30	77	61.8	95			
Average HH Consumption (N\$)	31,619	15,277	2,504	877	1,377	3,569	2,880	4,445			

Source: (NHIES 2015/16)

The table indicates that the Kunene Region households spend only 24.4% of their annual consumption on housing which is lower than the national average. Considering the total annual consumption of households in Kunene, households spend more than 328 million on housing alone or on average N\$15,277 per annum just more than N\$1000 per month. This is the income category that any housing solution in the region should cater for.

Housing types in the Kunene Region also reflects the predominantly rural nature of the region. According to the table on housing types, 25% or a total of 5,388 of the households in the region stay in detached houses. The bulk of these detached houses are expected to be located in the urban areas.

# OPUWO SOCIO-ECONOMIC EVALUATION

Region	Type of dwelling %										
	Detached house	Semi-detached house	Apartment	Guest Flat	Part Commercial Building	Mobile home	Single quarters	Traditional Dwelling	Improved Housing Unit	Others	%
Namibia	30.6	5.8	2.9	2.9	0.5	0.3	3.1	32.9	20.2	0.8	100
Kunene Region	25.1	7.4	2.2	1.3	0.4	0.7	0.4	45.9	16.2	0.2	100
Totals Units (Estimate)	5,388	1,589	472	279	86	150	86	9,854	3,478	43	
Source: (NHIES 2015/16 )											

According to the table, 16.2% or 3,478 out of the 21,468 households in the region stay within improvised housing units or shacks which is significantly lower than the national average of 20.2%. This statistic is also a reflection of the rural nature of the region's and it is accepted that these improvised units are located in the urban areas.

According to the Opuwo Regional Profile (2014) the proportion of households living in urban areas in the Opuwo region was about 31% and therefore about 1,100 shacks are in urban areas. Since Opuwo comprises 33.4% of the 2011 urban population, it is therefore estimated that about 360 improvised units of the regions total estimated 3,478 shacks are located in Opuwo. The number seems to be significantly lower than what can be observed in the town.

Urban Area Comparisons				
TOWN	POPULATION	Estimated Households Size 3.0	%	Improved HH
Khorixas	6796	2265	29.7%	319.01
Opuwo	7657	2552	33.4%	359.42
Outjo	8445	2815	36.9%	396.41
	<b>22,898</b>	<b>7,633</b>	<b>1</b>	<b>1,075</b>
(Source: Kunene Regional Profile (2011 and NHIES 2015/16)				

### 1.3 Kunene Region Employment

According to the 2018 Labour Force Survey, 42.3% of households in the Kunene Region reported salaries or wages as their main source of income while only 13.1% reported subsistence farming as their primary source of income (See table below). A significant proportion of the household 17.6% are dependent on pensions and grants.

The relatively low proportion of wages and salary earners does not bode well for housing development in the region as it indicates a low number of individuals with fixed incomes that are regular and consistent which is an essential requirement for mortgage bonds from financial intermediaries.

Table: PERCENTAGE OF HOUSEHOLDS BY MAIN SOURCE OF INCOME								
AREA	Salaries and Wages	Subsistence Farming	Business Activities, non-farming	Pension / Grants	Other	Total		
Namibia	47.4	19.8	9.5	8.3	5.8	90.8		
Kunene	42.3	13.1	11.0	17.6	15.9	99.9		
Source: Labour Force Survey 2018							0.0	0

The Kunene Region according to the 2018 Labour Force Survey has a total working age (+15years) population of 59,474 people with an active labour force of 42,549 workers of which 24,846 are employed while 17,703 persons of the active labour force cannot find employment. Of the unemployed, 38.5% were male out of a labour force of 22,211 job seekers while 45% were female out of a labour force of 20,338 work seekers.

The labour force participating ratio (LFPR%) for the region of 71.5% is slightly higher than the national LFPR% of 71.2%. The labour force participation rate is an estimate of an economy's active workforce who are actively job-hunting including those who are currently employed. The higher LFPR% the better the employment position as it indicates that a larger proportion of the population are actively seeking employment.

The Employment to Population Ratio (EPR%) is also called the employment absorption rate and indicates how efficiently an economy provides jobs for people (+15years) who want to work. Generally, the employment absorption rate increases with higher level of education. The employment to population ratio for (EPR%) for the Region is 41.8%. A higher ratio means that a larger proportion of the population is employed.

Table: Labour Force Participation (LFPR) and Employment to Population Ratio (EPR)								
Area	Total Population	Working Age	Labour Force	Employed	Unemployed	LFPR%	EPR%	UNEMPLOYMENT RATE
Namibia	2,413,643	1,531,967	1,090,153	725,742	364,411	71.2	47.4	33.4
Kunene	102,485	59,474	42,549	24,846	17,703	71.5	41.8	41.6
Source: Labour Force Survey 2018								

According to the 2018 Labour Force survey, the unemployment rate for the Kunene Region was 41.6% with a total of 17,703 unemployed persons out of a labour force of 42,549 workers. The Kunene Region has the second highest unemployment rate in Namibia and is significantly higher than the national average. The unemployment rate is the proportion of the unemployed persons in the labour force for a given population group i.e the number of unemployed persons divided by all people in the labour force in the same population group. According to the international definition the unemployed are without work, available for work and actively looking for work. The strict definition excluded those who are not actively looking for work. Namibian unemployment statistics are based on the broad definition and includes those that are not actively looking for work. The broad unemployment rate in Namibia is 33.4 percent. Unemployment in rural areas is generally higher than urban areas at 37% and 30% respectively. The unemployment rate nationally is also the highest amongst the youth with persons between the ages of 15-19 at 65.9% and between the ages 20-24 at 54%.

Below is a consolidated table of statistical information from the 2018 Labour Force Survey, and the Kunene Regional Census (2011) reports relating to industries of employment of the target demographic and mean salary thereof. The national average wage for Namibia is estimated at N\$7,935 per month. The estimated people employed who earn less than the national average income in the Kunene region is more than 85% or an estimated at 21,119 out of a total of 24,846 employed in the region. This statistic confirms that a significant proportion of the housing and land market in the Kunene region falls within the low-income groups.

# OPUWO SOCIO-ECONOMIC EVALUATION

Main Industry	% EMPLOYED	Total Employed by Industry (Region 2011)	National Average Monthly Wage N\$ (2018)	Total Average Monthly Wage
1 Namibia			7,935	
2 Kunene Region		21,205	9,011	
3 Agriculture Forestry and Fishing	53.2%	11,283	3,393	38,283,219
4 Mining and Quarrying	1.9%	403	17,963	7,239,089
5 Manufacturing	4.2%	884	5,749	5,082,116
6 Electricity Gas Steam and Air cond.	0.1%	23	17,795	409,285
7 Water Supply & Related Activities	0.4%	79	11,512	909,448
8 Construction	3.4%	731	5,441	3,977,371
9 Wholesale and Retail Trade	5.0%	1,059	4,019	4,256,121
10 Transportation and Storage	1.4%	303	7,957	2,410,971
11 Accommodation and Food Services	4.3%	917	2,819	2,585,023
12 Information and Communication	0.2%	51	17,139	874,089
13 Financial Insurance	0.6%	127	20,459	2,598,293
14 Real Estate	0.0%	3	3,395	10,185
15 Professional Scientific and Technical	0.7%	149	14,965	2,229,785
16 Admin and Support services	7.8%	1,648	4,744	7,818,112
17 Public Admin and Defense	2.3%	484	12,580	6,088,720
18 Education	5.3%	1,126	15,380	17,317,880
19 Human health and Social work activities	2.0%	426	14,900	6,347,400
20 Arts Entertainment and Recreation	0.2%	45	3,818	171,810
21 Other Services activities	1.5%	324	5,100	1,652,400
22 Activities of Private Housheolds	4.7%	1,007	1,387	1,396,709
23 Activities of extraterritorial organisations	0.0%	9	9,624	86,616
24 Don't know	0.6%	124	7,112	881,888
Source: Hardap 2011 Regional Profile and The Namibian Labour Force Survey 2018 Rep			<b>Total</b>	<b>112,626,530</b>

The table below indicates that the biggest part of the labour force (47%) is employed in the skilled agriculture and fishery industry followed by elementary occupation at 19%. The bulk of the population are employed i industries that pay relatively low wages which can be taken as an indication of low affordability in the region. The 2011 census also showed that the largest proportion of 18,495 households engaged in agriculture the largest proportion 41.1% practice livestock farming with 26.2% engaged in crop farming and 6.0% poultry farming.

Main Occupation Of Employed Population		
Main Industry	Total Employed	Percentage
Armed Forces	55	0%
Legislators senior officials and Managers	541	3%
Professionals	1,040	5%
Technician and Associate Professionals	455	2%
Clerk	625	3%
Service Workers	2,647	12%
Skilled Agricultural and Fishery workers	9,870	47%
Craft and Related Trades Workers	1,541	7%
Plan and Machine Operators and Assemblers	443	2%
Elementary Occupations	3,968	19%
Don't know	19	0%
	21,204	100%
Source: Kunene 2011 Census Profile		

Unemployment is affecting the various age groups differently as it is the highest amongst the youth. According to the 2018 Labour Force Survey the broad unemployment rate for the youth 15-34 years) the Namibian youth unemployment rates increased to 46.1%. On a regional level, the study also indicates that the youth unemployment rate in the Kunene Region was the second highest at 53.0% second only to Kavango East at 62.5%.

The youth Not in Education and not in Employment or Training (NEET) reflects those youth who are not part of the labour force for reasons other than education and training. The NEET rate for Namibia increased to 34.9% for Namibia while on a regional level Kunene recorded the highest NEET rate of 47.5%

## 1.4 Kunene Region Infrastructure Analysis

**Map, Towns, villages, tarred roads, gravel roads Mines.**

**Town names, village names. Conservancies**

According to the 2011 statistics about 67% of the households in the region have access to safe water and the majority of those 94% are within the urban areas while only 54% of the rural population has access to safe drinking water. The statistics further show that 63% of the Kunene region's population does not have access to a proper toilet and only 27% have access to flushing toilets.

The region has 3 government hospitals, 3 health centers and 22 Clinics. Opuwo town accommodates one hospital and one clinic. The Regional Health Directorate office is stationed in Opuwo town.

Education has been decentralized to the Kunene Regional Council with the head office of the Directorate based in Khorixas. The directorate is operating 64 formal schools and 37 mobile units. The mobile units are required due to the low density and the nomadic nature of the communities in search for better grazing for their animals. Teachers Resource Centers and Community Learning Development Centers are based in Khorixas and Opuwo. The majority of the teaching takes place in tents, traditional huts and corrugated iron sheets. Opuwo is home to a Namibia University of Science and Technology (Nust) distance center while a Unamam distance center is located in Khorixas.

The region has 16 police stations with a station in each constituency with a class A police station in Opuwo serving as the regional headquarters. Opuwo accommodates a regional court while Khorixas has a regional and district court and Outjo has a district lower court.

Kunene Region accounts for a total of 37 or 46% of the 79 registered communal conservancies in the country. Much of the Opuwo constituency is covered by these communal conservancies. Opuwo town is one of the popular tourism hot spots in the Kunene Region and is focused on traditional cultural tourism to experience the culture and traditional attire of the Ovahimba and Ovazemba tribes. The regional development plan lists 8 tourists accommodation establishments in Opuwo town.

The Kunene region has a coverage of 545 kilometers of tarred road connecting all major towns namely Opuwo, Outjo, Khorixas and Kamanab with the national capital Windhoek, the national

port City of Walvis Bay and to Oshakati. Opuwo is connected to the surfaced national road grid through the tarred C41 road linking the town to Omakange to the east, the C43 connecting Opuwo to Okongwati and Epupa Falls to the north and to Sesfontein to the south. The D3703 road links the town to Etanga settlement to the west.

Roads connecting smaller villages to Opuwo are poorly maintained gravel roads that navigates through mountainous terrain which gets washed away during the rainy season and makes access to urban centers difficult. Roads in the Kunene region are generally in a poor state due to the vastness of the region. the mountainous terrain and sparse distribution of the population. The gravel roads are generally in a poor state with some bridge and culvert crossing points destroyed and never repaired making it impossible to travel especially during the rainy season. During the rainy season communities are cut-off from urban centers accessing schools and other basic services.

A large part of the Kunene Region is not covered by on-grid electrification network as a result of the vastness and the mountainous terrain of the region especially in the northern part. Opuwo town fortunately is connected to the on-grid electrification network. The region has high potential for the development of solar power.

The discovery of cobalt, iron ore and copper in the surrounding mountains of Opuwo town has put the town in a favorable position to service the future mining operation with supplies and logistical support.

## **1.5 Regional Development Opportunities**

The following section provides a short list of regional development opportunities:

- 1) Development of Mines – Iron Ore; Copper; Cobalt; Beryl, Rare Earth Mineral
- 2) Construction of Agra Fria Port
- 3) Construction of Baynes Hydropower Plant;
- 4) Construction of the Opuwo Aerodrome
- 5) Eco-tourism – Ecological; Cultural; Geological Assets

## **1.6 Concluding Remarks**

The average Kunene resident is a literate male, younger than 19 years, lives in the rural area in a household of 4.5 people, lives in a traditional dwelling, as no mortgage debt, spends 50.5% of his income on food and beverages, is unemployed, if employed he works in the



agriculture forestry and finishing industry and earns an average salary of less than N\$3,400. The females in the region are more likely to be illiterate and unemployed.

SWOT

<b>STRENGTHS</b>	<b>OPPORTUNITIES</b>
<ul style="list-style-type: none"> <li>- Opuwo is the Capital of the Kunene Region.</li> <li>- A significant amount of government. institutions creating reliable jobs.</li> <li>- Most of the government jobs in the Kunene Region will be created in Opuwo as the regional capital.</li> <li>- Opuwo is growing rapidly.</li> <li>- Bitumen standard road connecting Opuwo to national economic centers</li> <li>- Adequate supply of flat land.</li> </ul>	<ul style="list-style-type: none"> <li>- Extensive mineral exploration</li> <li>- Opening of Potential mines</li> </ul>
<b>WEAKNESS</b>	<b>THREATS</b>
<ul style="list-style-type: none"> <li>- Strong demand for affordable residential properties in general.</li> <li>- Low population density;</li> <li>- Vastness of the region and poorly connected to communication services</li> <li>- Uncontrolled informal settlement growth.</li> <li>- Poor gravel roads and connecting bridges</li> <li>- Availability of potable water.</li> </ul>	<ul style="list-style-type: none"> <li>- Climate Change.</li> <li>- Deteriorating macro-economic environment.</li> </ul>

## 2 Opuwo Town

### 2.1 Landownership

Opuwo Town comprise two major surveyed and registered farm portions forming the townlands for Opuwo. Portion 876 and Portion 115 measure 982.4251 and 801.5320 hectares respectively. All townships and farm portions are created on portions from the original townlands.

DESCRIPTION	PORTION	SLOPE	SIZE M2	SIZE HECTARES
Townlands	876	All Land	9,824,251	982.4251
Townlands	115	All Land	8,015,320	801.5320
			17,839,571	1,783.9571
Surveyed Portions within TL's	Portion 1174	Flat	400,665	40.0665
Surveyed Portions within TL's	Portion 1175	Flat	363,094	36.3094
Surveyed Portions within TL's	Portion 1176	Flat	351,745	35.1745
<b>Total Surveyed Block:</b>			<b>1,115,504</b>	<b>111.5504</b>

These farms are owned by the Town Council who subdivides the Townlands for sale to third parties like government, institutions and local residents. The remaining portions of the townlands are still owned by the Town Council which means that the council is in control of land delivery and development in the town.

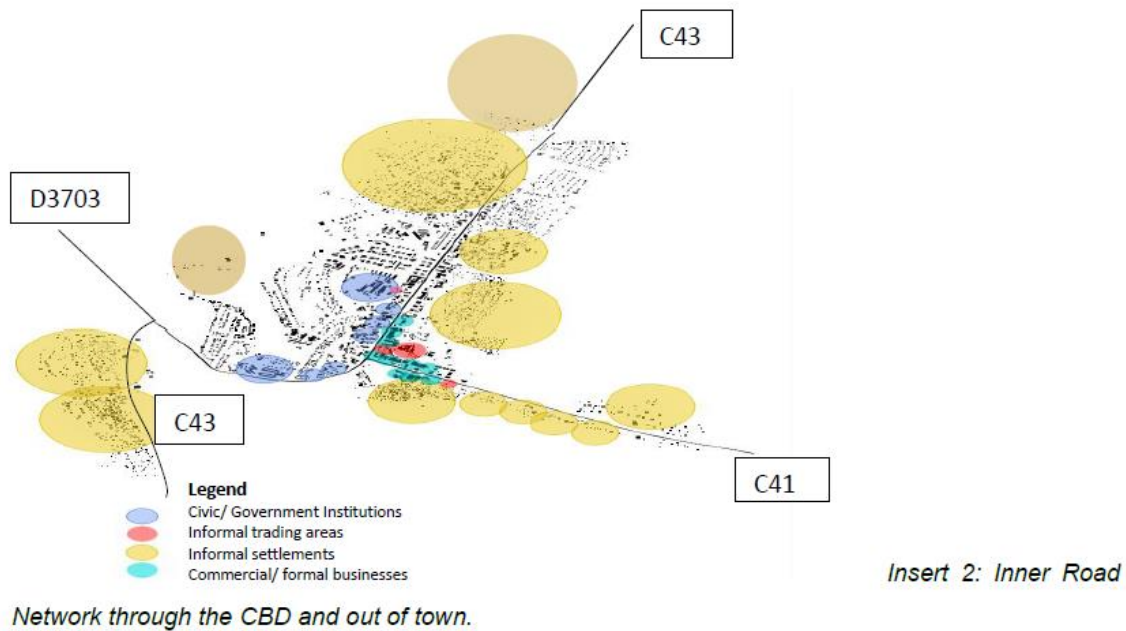
### 2.2 Historical Development

Opuwo town was founded in the 1920's and over the years developed into a settlement that provided services to the surrounding areas. The town was proclaimed in 1992 and gazette in 1995 and became autonomous in 2000. The historical growth and development of Opuwo as a small isolated rural town was significantly changed by the declaration of the town as the regional capital with the turn of the century.

An important observation about the spatial growth of Opuwo is that apartheid policies did not influence its structure. Spatial growth was shaped by the national roads with government institutions on the western side of the C43 and businesses along the C43 and C41 District

Roads. Opuwo is located on a crossroads with the highest development intensity at the intersection of the C41 the major entrance from Omakange meets the C43 which connects Opuwo to Sesfontein to the south and Epupa falls to the north. The D3703 branches off from the C43 and connects Opuwo to the west with Etanga settlement.

Map from Eunice need to be updated with map showing the national roads on the newly created base map.



## 2.3 Opuwo the Regional Capital

Map with GRN buildings, existing business activities and existing market. Proposed Markets and business centres/corridors

Opuwo as the administrative capital of the Kunene Region accommodates major government institutions such as the District Hospital, the Kunene Regional Council, The Regional Headquarters of the Namibian Police, NATIS Center and Primary and Secondary schools. As a service center of the region the town accommodates major private investments within the business center namely Agra, Spar, Woermann Hyper, Pep, Meatco Auction Pens, banks, smaller retail and service industry shops and a vibrant informal market and smaller street vendors concentrated along the national roads that passes through the Central Business District. The informal market is focused on the tourism and fresh meat products. The table

below gives an overview of the number and diversity of land-uses accommodated in Opuwo. (Barrie list)

LAND USAGE IN OPUWO DERIVED FROM THE 2020-2025 GENRAL VALUATION ROLL					
LAND USAGE by EXISTING BUILDINGS	SUBURB			TOTALS	
	OPUWO & EXT 1	OPUWO EXT 2, 3 & 6	OTUZEMBA		
Houses	375	171	490	1036	
Business, Shops, bars	19	11	21	51	
Offices	5			5	
Offices (Govt + Parastatal+warehouse)	30	2		32	
Guest House	3		1	4	
Hospital	1			1	
Church	5	1	3	9	
School	6			6	
Warehouse	3			3	
Flats sites	5		4	9	
Other				0	

As the regional capital of a primarily rural and isolated region, Opuwo is the service center for the Epupa, Opuwo and Sesfontein constituencies together comprising more than 53,000 people or more than 60% of the regions 86,856 population according to the 2011 Census. Opuwo is the nearest service center for the majority of the northwestern villages as the nearest towns are a few hundred kilometers away. Outapi is 207km away from Opuwo and is the closest major town and the regional capital and service center for the Omusati. Epupa town is a village located on the northern Namibia/Angola boundary about 180 km north from Opuwo while Kamanjab also a village, is 237km to the south of Opuwo. Both Epupa and Kamanjab are significantly smaller and do not offer the same level of government and commercial services as Opuwo.

Opuwo is where the rural based population of the region go for government services, medical facilities, schools, and training facilities like COSDEF and NUST distance learning centers. Opuwo is also the place where rural households go to procure daily goods and services such as groceries, access banking facilities, procure animal feed and medicine and for marketing their livestock. The central cattle market of the region is located in Opuwo. Traders from the surrounding villages bring their livestock to Opuwo for daily trading which is frequented by speculators from other towns. Opuwo is also the gateway to the 'Kaokoland' with plenty world class tourism attractions like the Epupa Waterfalls, Desert Elephants and traditional Himba Villages.

The rural households are dependent on animal husbandry namely cattle and goat farming. During times of extreme climatic conditions such as the droughts experienced in 2013, 2016 and 2019 when farmers lose their source of livelihood, they move to the nearest urban centers to make a living. Rural households are then attracted to Opuwo as the regional capital for survival, government services, job opportunities and an improved living standard.

The fortunes of Opuwo are therefore highly dependent on climatic conditions and its population grows and shrinks depending on the availability of grazing in the rural areas. Households are known to operate a rural and an urban base and they migrate between these centers depending on their needs at the time. Opuwo at any-time therefore hosts many visitors and semi-permanent residents depending on the time of the year and the climatic conditions.

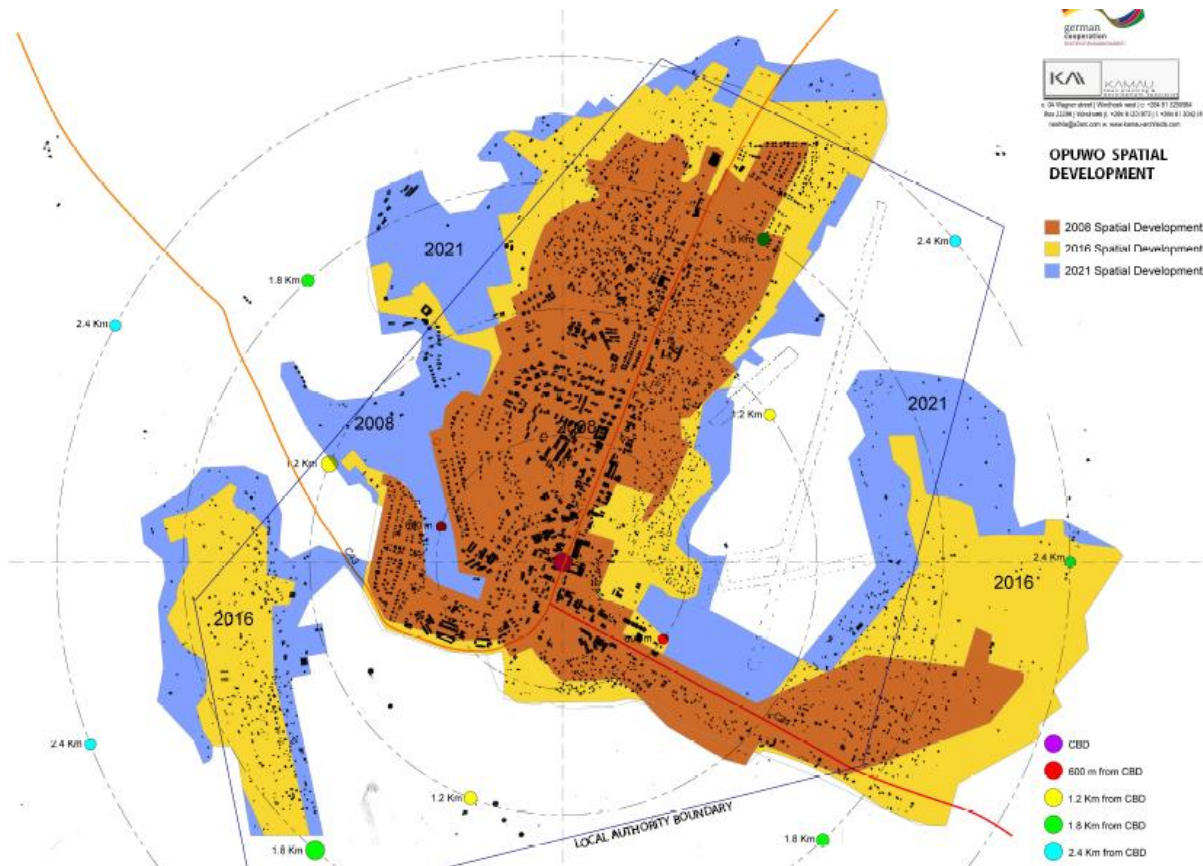
There is a need to maintain and where possible grow the importance of Opuwo as a regional capital by identifying regional needs and developing facilities to address these needs to serve the regional community. As the regional capital, Opuwo has access to government funding and resources to finance the needs of the region.

#### **2.4 Spatial Growth of Opuwo**

**Update spatial growth map on existing base map with contours and townlands boundary.**

Opuwo has experienced spatial expansion especially from 2008. The town has experienced the biggest spatial growth in informal settlement on the fringes to the town with insignificant growth of formal townships along the main roads. The informal settlements cover the most developable land and also extend over the current townlands. See map below.

There is a need to control the sprawling informal settlements and to extend the townlands boundaries to include existing and future urban growth within the jurisdiction of Opuwo Town Council.



## 2.5 Urban Densities

Gross Density by Neshila to be updated – recalculate density for formal areas taking into account vacant erven and townships and informal settlement boundaries and household count by GIZ.

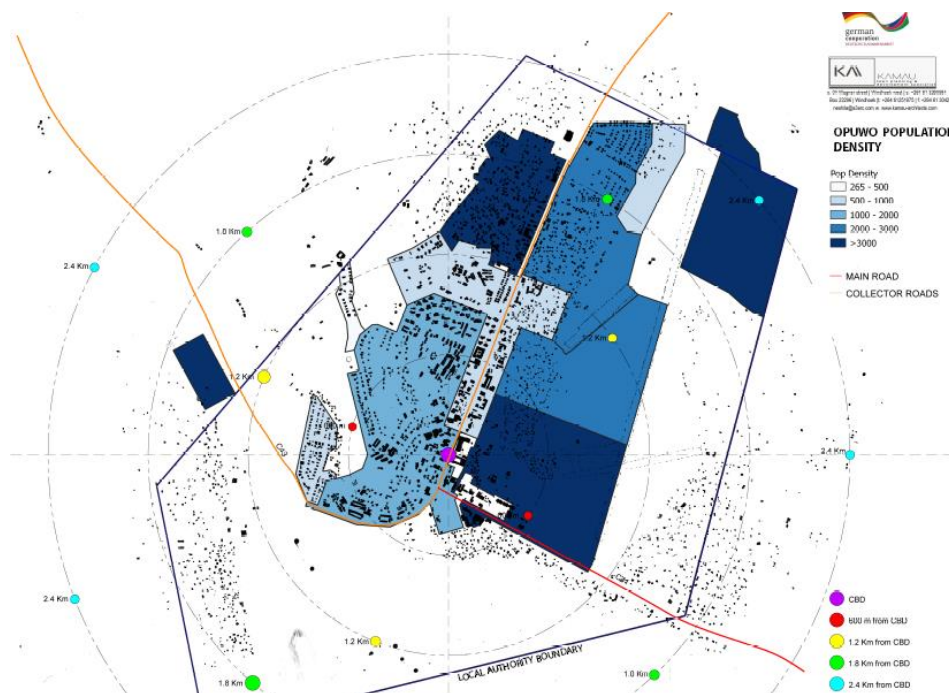
The population density of the town was calculated using the average household size of 5.2 people per household as per the 2011 census (NSA, 2011). The average household size was multiplied by the total number of single residential erven per block to estimate the total population per area. The general residential erven sizes were divided by the highest density allowable in the town (assumed to be 1:100) and multiplied by the average household size to calculate the number of residents per erf. The population estimates from the single residential and general residential erven were then totaled and divided by the area for each township extension to provide an estimate of the population density for each township.

Population densities were only calculated for areas that have cadastral boundaries where people are settled in accordance with these boundaries. Densities for the informal settlements



were calculated using the structural household count by GIZ multiplied by the average household size of 5.2 to estimate the total population per area. The densities for the respective informal settlement were then calculated by dividing the total population per informal settlement by the area as determined by the boundaries of GIZ for each informal settlement.

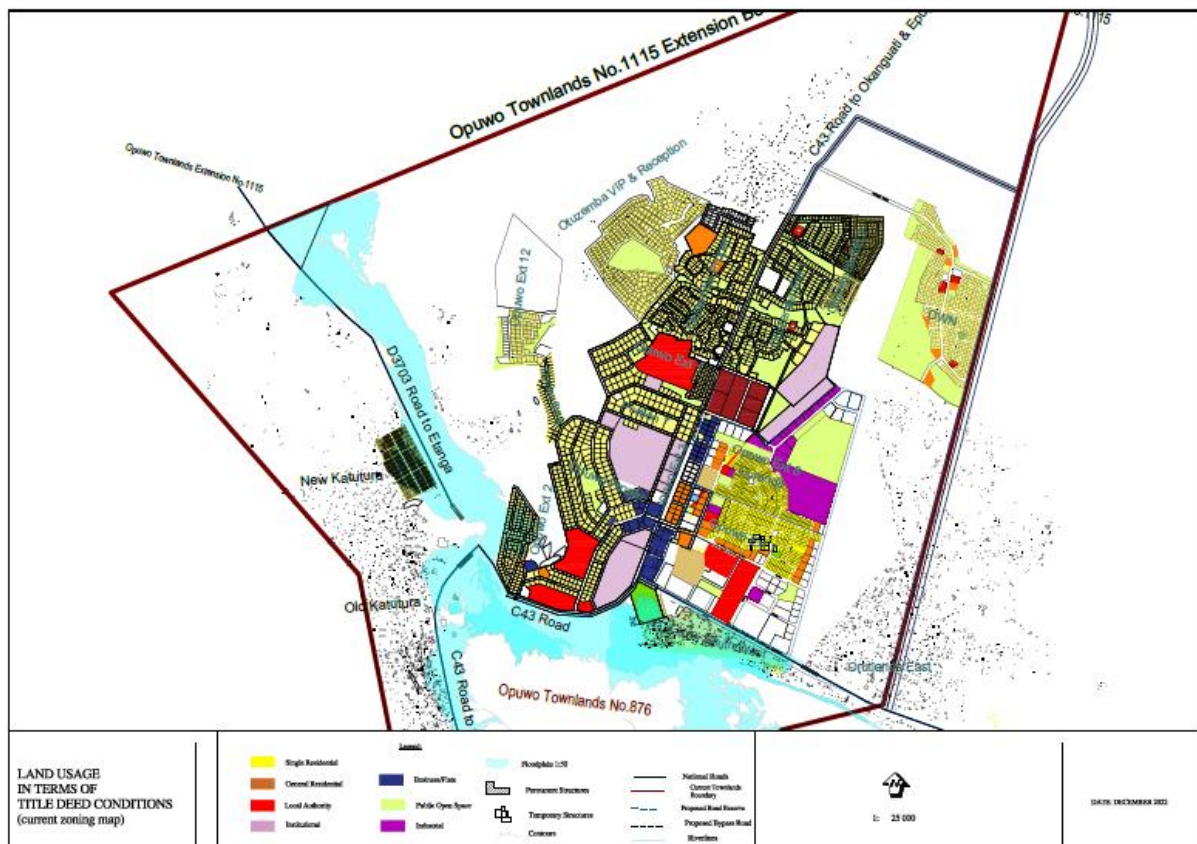
The highest densities (>3000 persons) were recorded in Otuzemba Proper and the area of New Katutura and Orutjandja East. Otuzemba Extension 1, Ouranda and Otuzemba Extension 2 had the highest population has the second highest population between 2000-3000 persons. The third most densely populated area is the area of Opuwo Proper with a population density ranging between 1000-2000 persons followed by Opuwo Extension 1 with a density ranging between 500-1000 persons. Extension 6 Opuwo recorded the lowest population densities ranging between 0-500 which could be low due to the quantity of residential erven within the block. Smaller informal settlements such as Okatuwo recorded low densities from 0-500 people as well. Extensions that are planned but aren't yet existing on the ground such as Opuwo Extension 7 & 8, Otuzemba Extension 3, Orutjandja Extension 1 (DWN) and Opuwo Extension 12 recorded a densities of 0, although the projected density once developed is indicated on the density map, these areas can be expected to record higher densities once people have settled there. **The map below shows the population distribution per extension across Opuwo.**



## 2.6 Opuwo Spatial Analysis

Opuwo does not have a town planning scheme and the land use on erven is regulated by the Conditions of Establishment of the respective townships and the respective title deed per erf. A land rights map was compiled to provide an overview of the various land-use rights and uses in the town. See attached land rights map.

### Opuwo Land-use Map



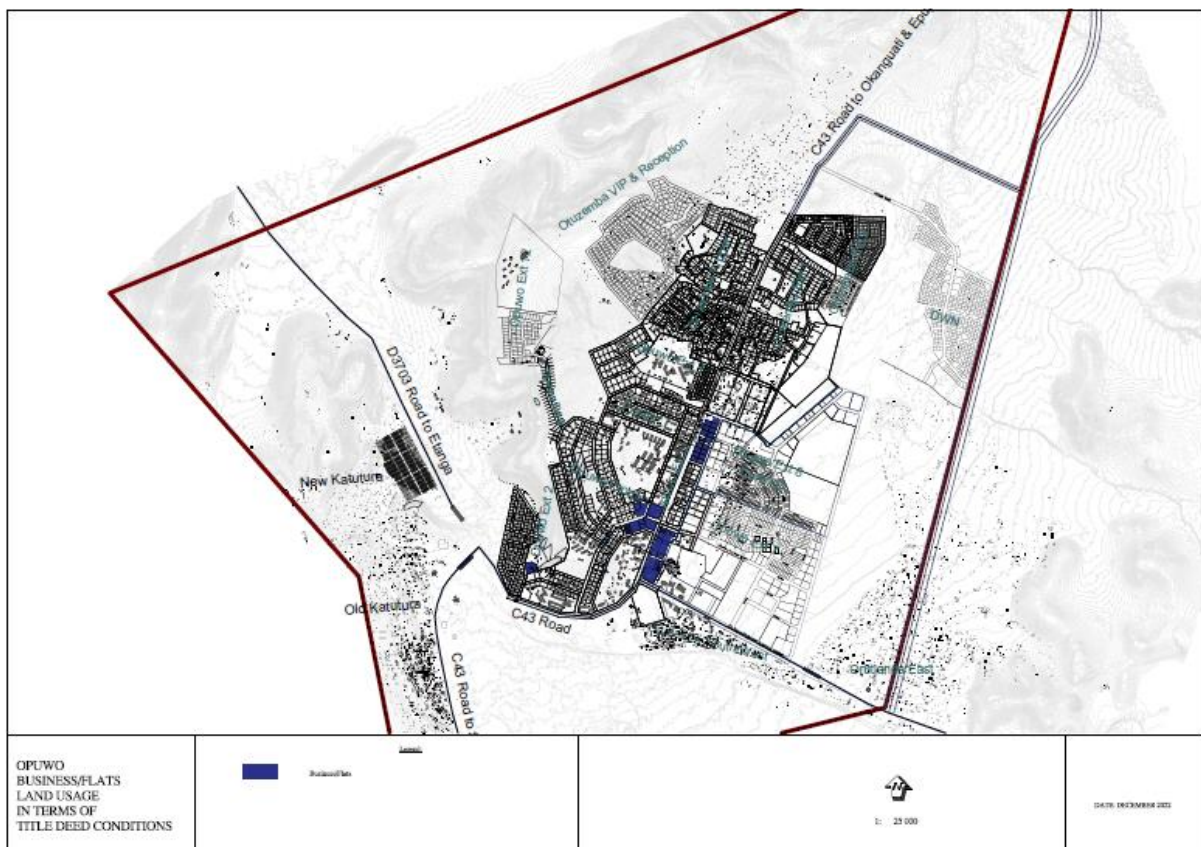
### 2.6.1 Commercial Land Use

Commercial land rights are concentrated at the T-junction where the main entrance road from Omakange, the C41 meets the C43. These erven are registered as business/flats erven and run for a short distance into a northerly direction and accommodates the main business activities. A natural commercial node is formed at the T-junction with the highest private investment. Commercial activity is spread along the C43 and the C41 forming two commercial corridors from the T-Junction going north to Epupa and from the T-junction going east to Omakange.



The CBD node accommodates several activities and provide several facilities that supply commercial services, with formal retail outlets, informal trading hot spots and government institutions. The presence of these facilities and institutions are the main driving force of the existing movement and vibrancy of the CBD as residents, villagers and tourists visit these facilities on a daily basis.

**Commercial Land-use Map: - Show CBD**

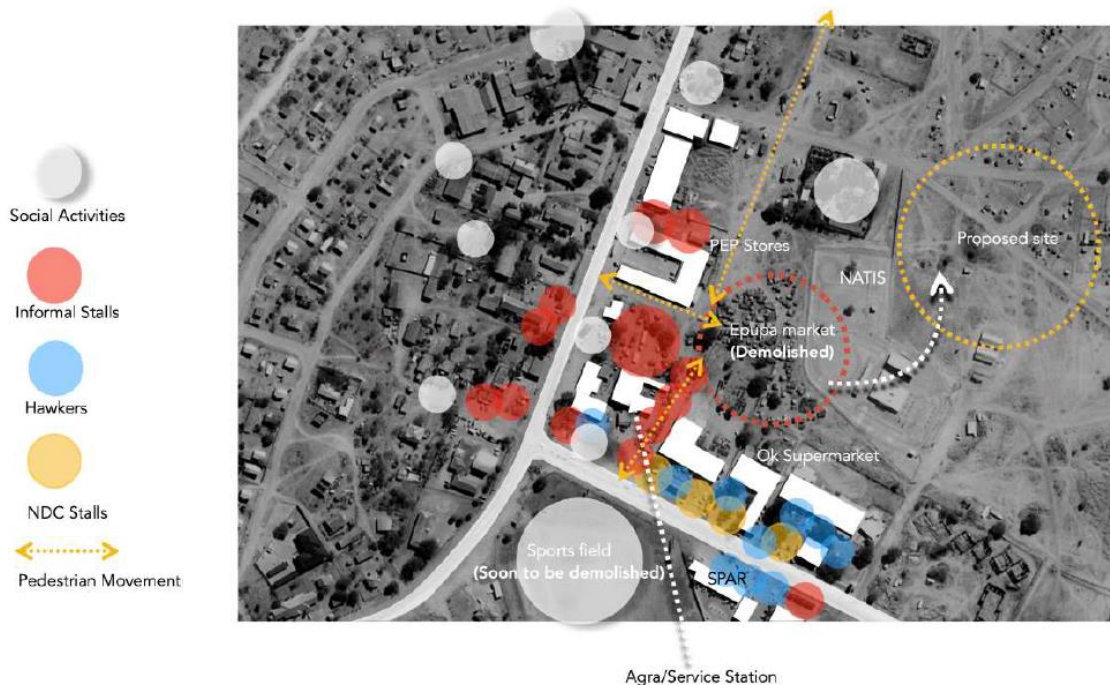


According to a quick limited sample employment survey of 1,461 employees in the CBD and of other major employers, conducted in February and March 2021 specifically for this report, the Government of Namibia is the biggest employer in town with more than 60% of formal employment provided by government. Retail & wholesale and informal trade employs about 26% of the town's population.

EMPLOYMENT SECTOR	Numbers	%
Government including town and regional councils and parastatals	436	30
Hospital & Schools	466	32
Agricultural supplier	33	2
Hospitality	45	3
Industry & transport	13	1
Retail & wholesale including informal sector	383	26
Private Sector Financial, Medical & Personal Services	84	6
Other private enterprise	1	0
Total	1461	100.0

The town's informal trading activities are concentrated along the main routes that run from the south-east into the CBD forming a T-Junction that runs both south-west and north-east. Informal trading activities are characterised by three types of activities namely street hawkers who are mobile traders carrying their goods from place to place; the second type consists of traders operating from 'formal' structures built by the Namibia Development Corporation (NDC): and the last type is made up of traders functioning 'informally' from their self-built structures, under tree canopies or next to existing buildings.

#### 4. INFORMAL TRADING ACTIVITIES IN OPUWO



Street hawkers operate all over the town centre but are mostly concentrated along the economic corridor that runs through the town. Street hawkers were observed as being mostly

active at shopping centres, the service station and bottle stores, following foot traffic. All the street hawkers observed were middle aged women, wearing traditional Ovahimba attires and most of them carried their babies. The hawkers mostly sell hand crafted jewellery, cheap shoes and gadgets.

The NDC stalls are all located along the economic corridor in front of the OK Shopping Centre. The stalls are 4m<sup>2</sup> on average, with concrete benches and tables for trading. There are two types of stalls: most traders have open stalls without lockable space, built on top of existing pavements between parking lots. These traders mostly trade snacks, cheap gadgets, shoes, cellphone covers, and airtime. The second type of stall contains lockable spaces and is relatively larger than the open stalls. These stalls are mostly built against the back and sidewalls of existing large shops and are constructed with translucent corrugated sheets, steel frames, paving and roller shutter doors. These traders sell traditional jewelry and herbs.

The most dominant form of informal trading in central Opuwo is characterized by 'make shift' structures that the traders themselves have put up. These traders are labelled 'illegal' by the town council because they have occupied these spaces 'illegally'. Some of the traders are those that were relocated from the Epupa Market to the new site and have decided to move back into the city centre due to the lack of customers at the new market. According to the town council, these traders will still have to be moved back into the new open market once completed. To regulate informal settlement at these highly sought after locations where the 'make shift' structures are erected the council needs to formalize the structures or use the land to prevent the erection of these illegal structures.

Informal trading activities are a major attraction for visitors and local and surrounding residents and shape the direction and movement of pedestrian and public transport routes. The informal stalls are unfortunately unregulated, overcrowded, unclean and can feel very unsafe. There is a need to better define, secure and beautify the CBD node to make it attractive and for visitors to feel safe. Informal trading markets also need to be established outside the CBD in Old Katutura and the Otuzemba settlements to make them accessible to local residents and cut the time and cost of travelling. The Epupa informal market and the current small stock trading area also needs to be relocated to clean up the area and make the business center more attractive.





Informal Business Sector: (Source: GIZ Report)



Show Photos of different trading stalls



There is a need to provide more commercial and market facilities in the informal settlement and Council has already identified sites in Otuzemba and Old Katutura as indicated in the diagram.

#### Informal Markets Map: Redraw on Basemap



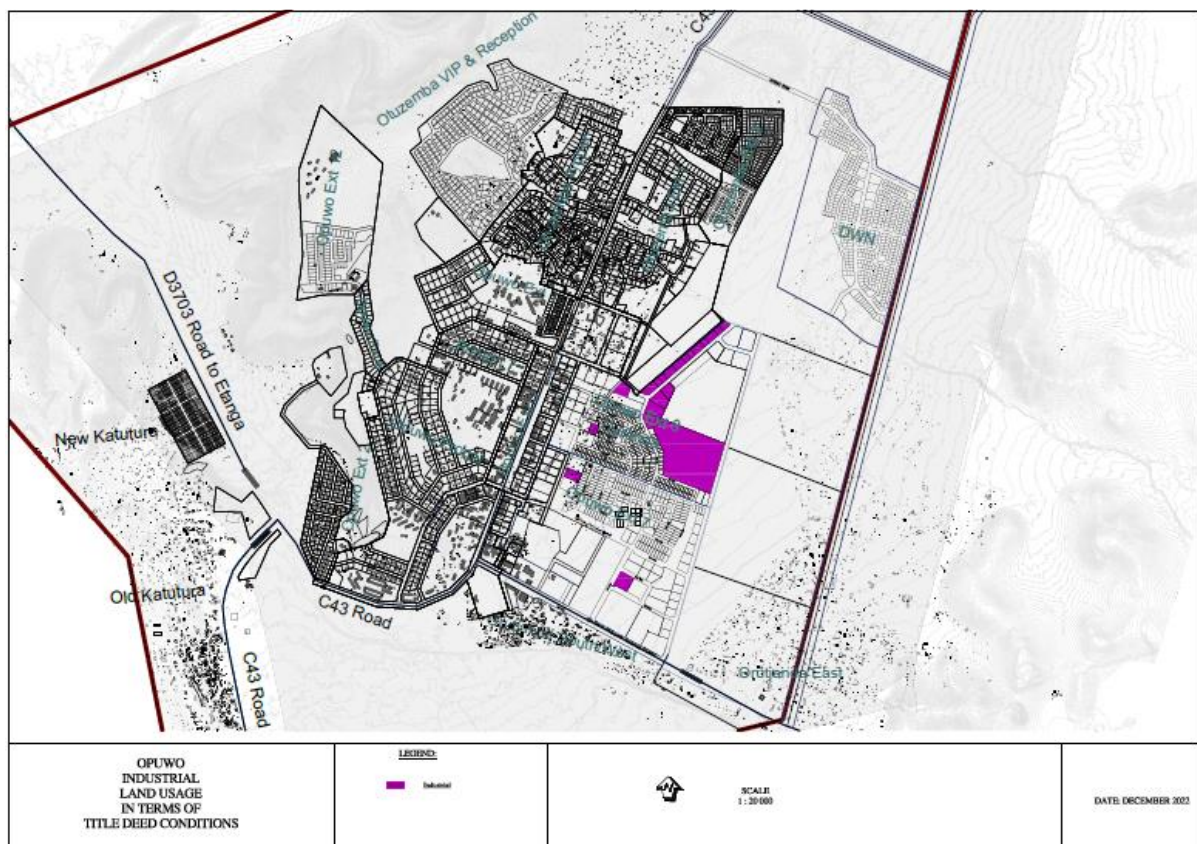


## 2.6.2 Industrial land

Industrial land is poorly provided for in Opuwo. The biggest land allocation is within a new extension while several smaller industrial erven are located along the boundary of the sewer works.

There is a need for an industrial node to cluster and control industrial activities in town.

### Industrial Land-use



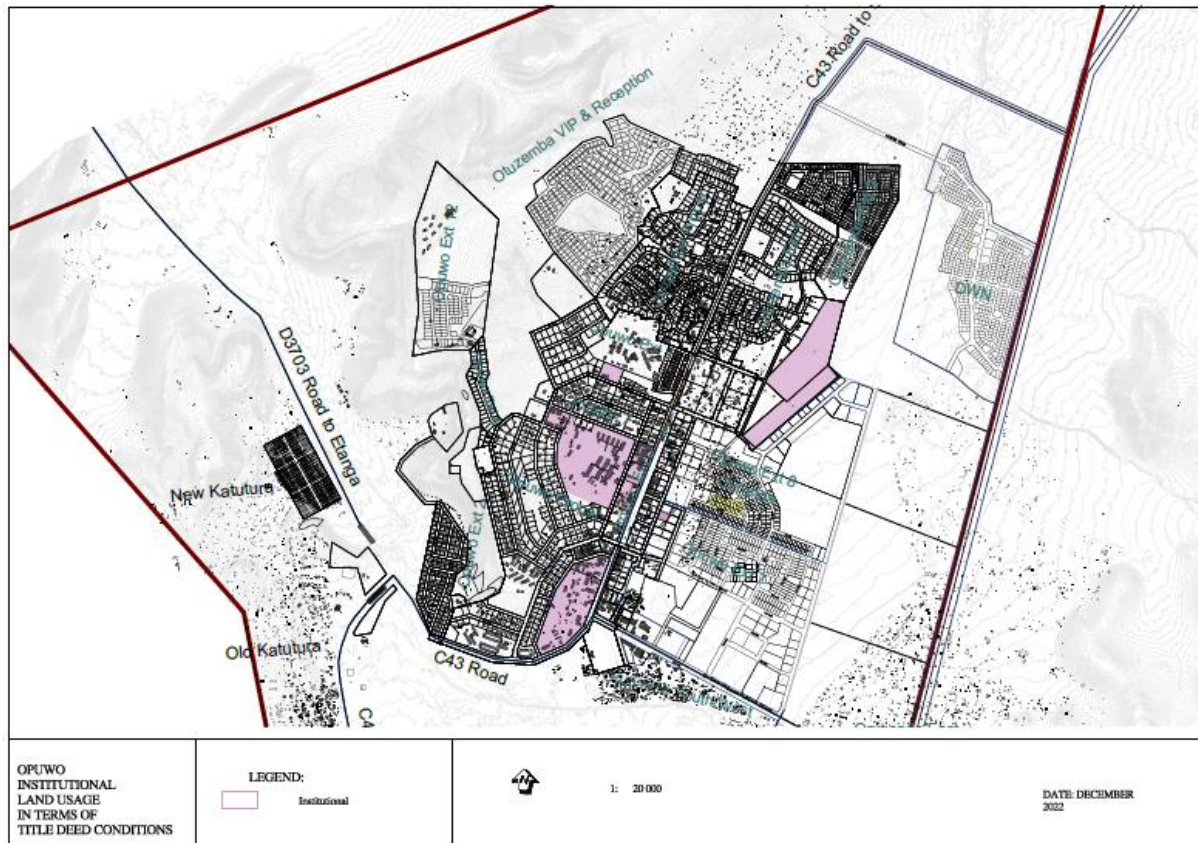
### ***2.6.3 Institutional Land: Health and Schools***

An adequate supply of institutional zoned land is necessary to provide for health and social services for the town and the region. A few Institutional erven are provided in the Conditions of Establishments of the various extensions in Opuwo. Institutional zoned erven are the erf on which the regional hospital is located, one small erf north of the hospital and two larger elongated land parcels next to the existing sewer works. The council offices are also located on an institutional erf.

As the regional capital, Opuwo is well served with government offices, agencies and services. Opuwo accommodates 5 primary and 1 secondary school, the regional hospital and a clinic. The NATIS Office, the Regional Police Headquarters and the Regional Council Offices are also located in Opuwo.

As more government functions are devolved, more government services will seek a presence in town. There is therefore a need to avail more land to accommodate more secondary schools. Adequate land is available to accommodate more government offices.

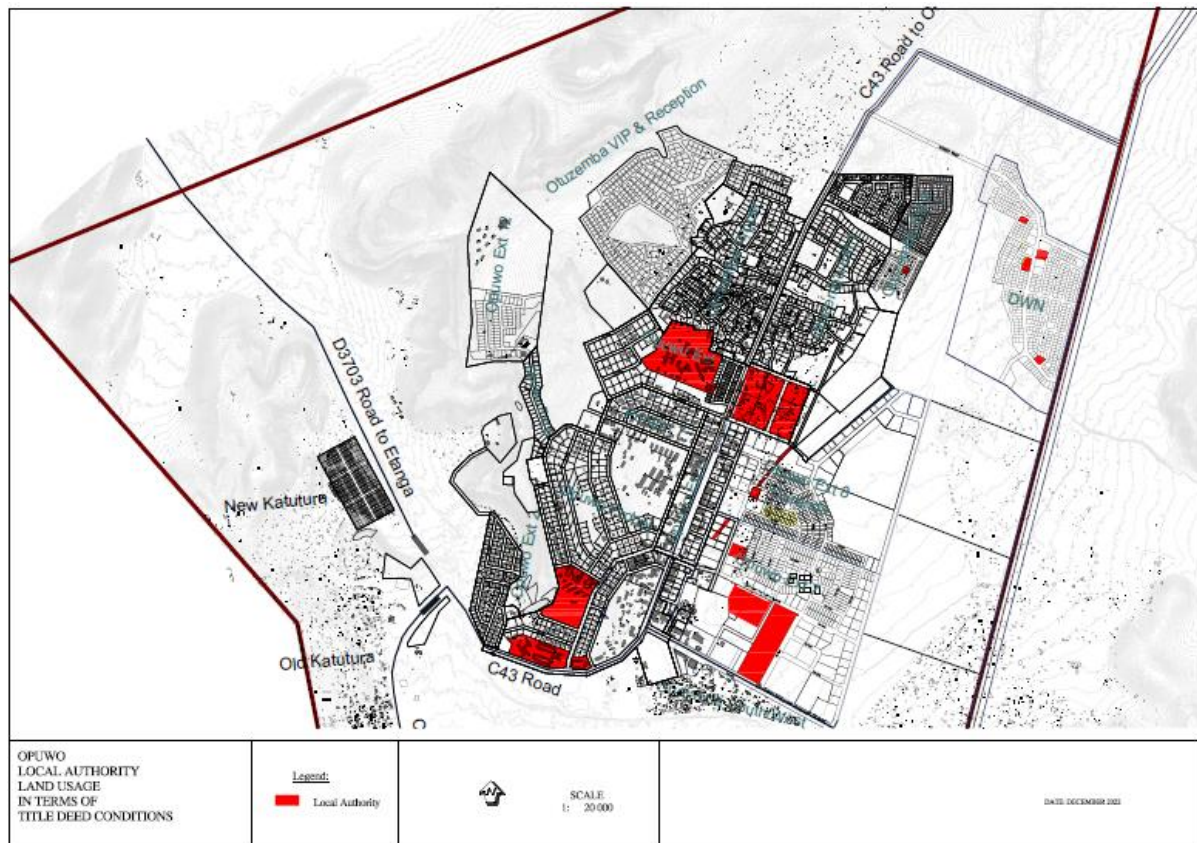
**Institutional and Government Owned Land Map.**



The main Council offices are currently located on an institutional zoned erf while some council activities are currently accommodated in government buildings. Land is already designated for the erection of new council offices north of the C41 entrance road.

#### Local Authority Land-use.





#### 2.6.4 Public Open Spaces

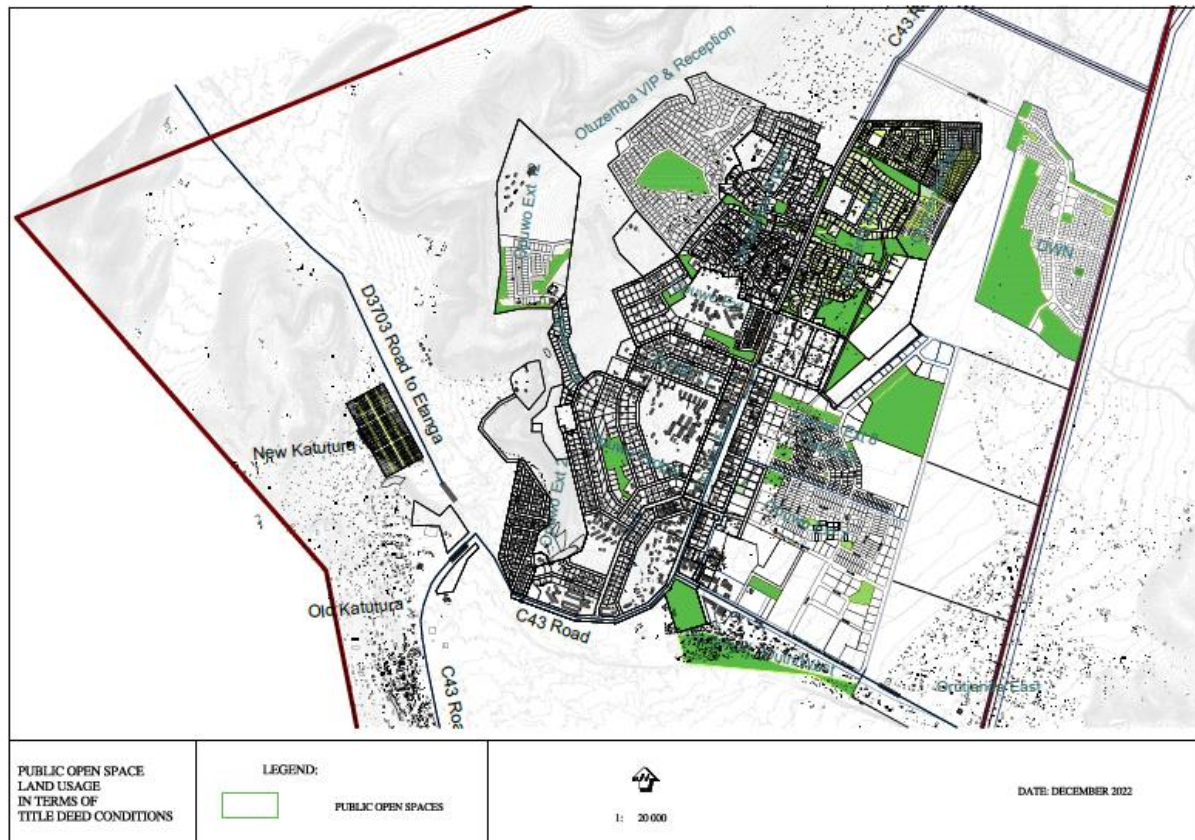
Opuwo is well endowed with mountainous terrain that is prohibitive to urban development. These mountains provide the skeleton of a public open space system and limits urban development to the foothills and flat areas between the mountains. The mountains also shape the urban form into a north-south axis.

Public Open Spaces (POS) are generally poorly provided and not developed in Opuwo. POS's are provided for along riverbeds and hilltops. A more structured planning approach is required in the provision of land for Public Open Spaces and a policy to guide the location, size and desired use of these POS's to cater for children, workers and senior citizens.

There are two informal soccer fields and one private stadium. Sports events are usually hosted at the private stadium while the children use the informal soccer fields near the old Katutura informal settlement. As the regional capital, Opuwo must provide sports facilities to cater for regional sport gatherings. There is therefore a need for sport facilities to serve the region.

The Council must take a town wide perspective to assess the adequacy of public open spaces and provide adequate spaces and facilities to accommodate the different public open space needs and sports codes for the region. These facilities must further be integrated and connected by pedestrian walkways.

### Public Open Space Map



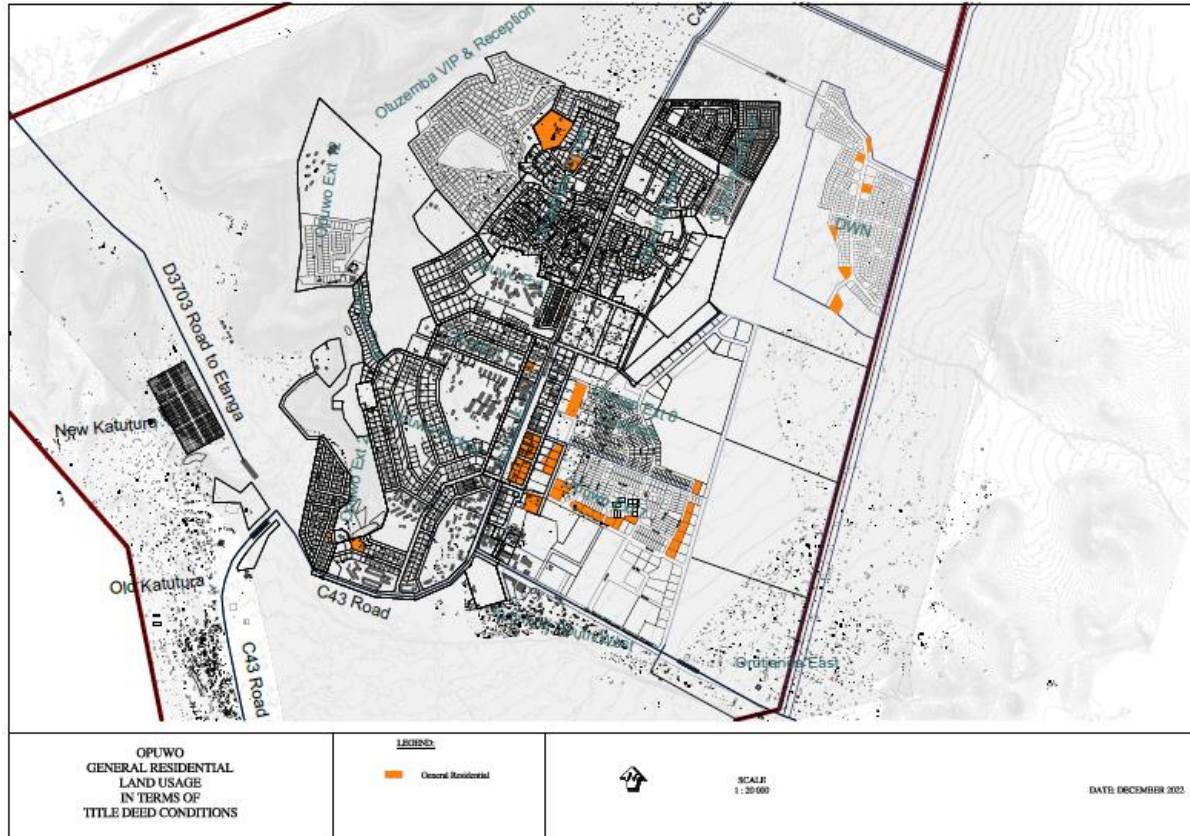
### 2.6.5 General Residential Land Use

The General Residential land-use rights erven are normally associated with business erven especially in the conditions of establishments of older townships. Where the dual rights erven are not used as business premises, they are used for tourist accommodation facilities. More General Residential erven are required to accommodate the influx of government workers from outside the region. The land use rights of existing erven can be amended to address the need for sectional title and rental unit developments while new town extensions must provide general residential erven in the layouts.



There is a general undersupply of rental units especially because the town attracts more government workers from other regions who do not want to settle in Opuwo.

### General Residential Land-use



### 2.6.6 Residential Land Use

Formal established residential land use can be found primarily west of the C43 on your way to Epupa. Newer formal residential areas have established on the eastern side of the C43, but these erven are mostly vacant.

### Residential Land-use



The total 2022 residential population for Opuwo is estimated to be about 16,000 residents with an projected 4,700 people living in formal residential areas, a further 3,800 people living in semi planned and partly serviced settlements and another 7,700 people living in the unplanned informal settlements with rudimentary communal services. The table below gives an overview of the composition of the different residential categories.

# OPUWO SOCIO-ECONOMIC EVALUATION

POPULATION ESTIMATE					
EXTENSION	LOCAL NAME	NUMBER OF REGISTERED ERVEN	AVERAGE HOUSEHOLD SIZE	TOTAL POPULATION	COMMENTS
<b>FORMAL</b>					
Opuwo Proper	Town	283	3.9	1,104	Estimated
Opuwo Extension 1	Ondundu	173	3.9	675	Average
Opuwo Extension 2	Okatuo	127	3.9	495	Urban
Opuwo Extension 3	Town	15	3.9	59	HH Size
Opuwo Extension 6	VIP	51	3.9	199	
Otuzemba Proper	Otuzemba	328	3.9	1,279	
Otuzemba Extension 1	Ondunye	332	3.9	1,295	
<b>LESS NON RESIDENTIAL ERVEN</b>		<b>-104</b>	<b>3.9</b>	<b>(406)</b>	
		<b>1,205</b>		<b>4,700</b>	
<b>SEMI-FORMAL</b>					
<b>OTUZEMBA</b>					
Opuwo Extension 8	Ouranda	339	3.9	1,322	
Opuwo Extension 7	Ouranda	282	3.9	1,100	
Katutura Ext. 2	New Katutura	272	3.9	1,061	
Otuzemba Extension 3		217	3.9	846	
Orutjanda Extension 1	DWN (Dev. Workshop Nam)	497	3.9		Vacant
<b>LESS NON RESIDENTIAL ERVEN</b>	8% Estimate	<b>-129</b>	<b>3.9</b>	<b>(501)</b>	
		<b>1,478</b>		<b>3,828</b>	
<b>INFORMAL</b>					
Orutjandja Informal Settlement	Orutjanda South/West	532	2	1,064	Rural Persons Sleeping per Room= 2
Orutjandja East	Farm No. 1147	561	2	1,122	
Okatuo Informal	Okatuo	56	2	112	Urban Persons per room 1.7
Otuzemba VIP	Otuzemba	254	2	508	
Ouranda	On Planned Area Opuwo Ext.	394	2	788	
Old Katutura		942	2	1,884	
Otuzemba Extension 2		217	2	434	Number of units were reconciled between available sources
Otuzemba Primary Residents		150	2	300	
Otuzemba Extension 4		400	2	800	
Otuzemba Extension 5		350	2	700	
		<b>3,856</b>		<b>7,712</b>	

## 2.6.6 Informal Settlements

Informal settlements are located on the outskirts of Opuwo namely Old Katutura, Okatuo, Otuzemba VIP, Otuzemba Reception and Orutjandja East and West. The formal households consist of a total of 1,205 units with an estimated 4,700 people. The semi-formal areas defined as planned and surveyed areas with informal structures consist of 1,478 units with an estimated 3,828 people. The informal settlement area comprises of an estimated 3,856 units with an estimated population of 7,712 people. The total population for Opuwo is estimated at 16,240 using the information provided by various GIZ information sources. There is a clear dominance of informal settlers making up more than 60% of the town's population.



There is huge uncertainty as to the average household size for the informal settlement structures. Most studies use the average household size of 5.2 for the region. These informal structures unfortunately cannot be viewed as a household as their sizes vary from one roomed structures to clusters of related households. The average persons per room of 2 was used in this report as the number of people per structure to estimate the total population in the informal settlements.

### Informal Settlements Map

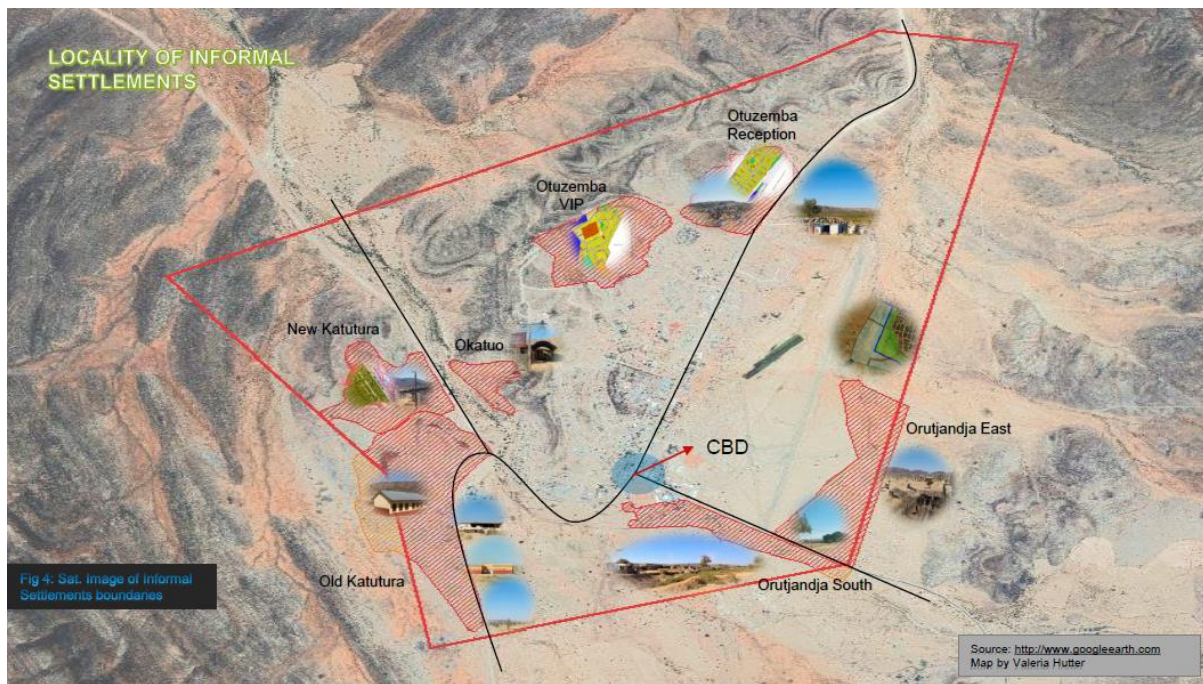


Table: List of Informal Settlements in Opuwo				
NO	NAME OF SETTLEMENT	ESTIMATED NUMBER OF STRUCTURES	ESTIMATED POPULATION HH Size: 5.2	CHALLENGES
1	Old Katutura	942	4898	No planned layout. No municipal services. Presence of dumpsite south of settlement
2	New Katutura	272	1414	Flooding, lack of other uses
3	Okatuo	56	291	Flooding, No services by Council; Nored and Namwater provide services
4	Otuzemba VIP	1321	1321	No access roads, Rocky Terrain
5	Otuzemba Reception Area	217	1128	Rocky terrain
6	Orutjandja East	561	2917	No layout planning, limited services available
7	Orutjandja South	532	2766	High flood risk
Source: GIZ 2021		<b>3,901</b>	<b>14,735</b>	

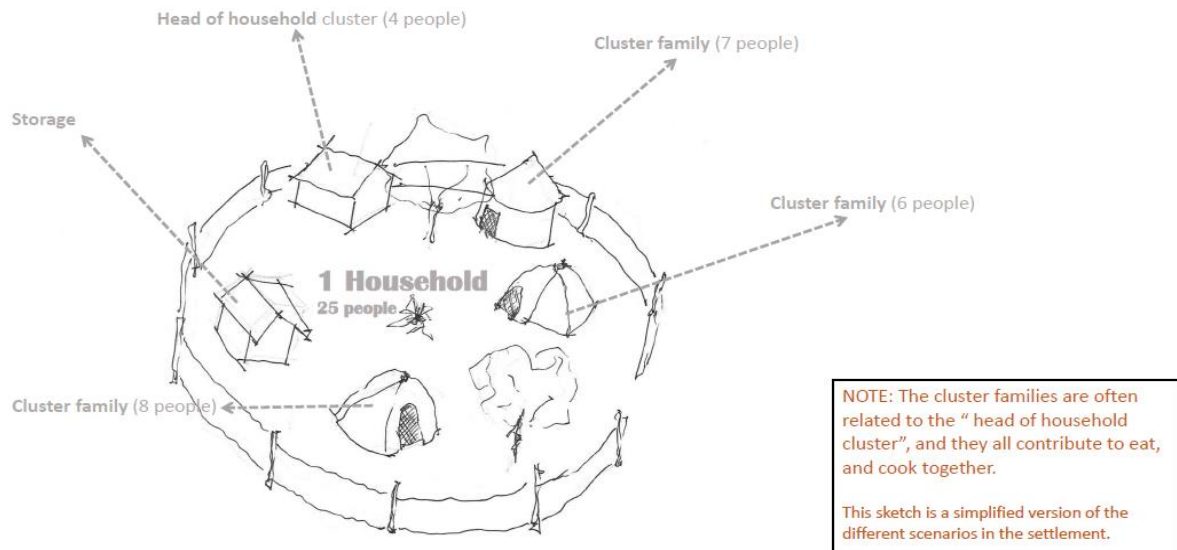
## 2.7 Settlement Surveys

GIZ conducted household surveys in **March 2022** in three of the seven informal settlements in Opuwo namely Old Katutura, New Katutura and Okatuo. A total of 496 households were successfully surveyed in Old Katutura. In New Katutura a total of 157 households were surveyed and in Okatuo only 27 households were successfully surveyed. The following section will briefly discuss the survey results for Old Katutura as the more representative sample of informal settlements in Opuwo to shed some light on the socio-economic dynamics of the informal settlements.

Old Katutura is one of the oldest informal settlements and according to the GIZ structural count accommodates 942 households with an estimated population of 4,898 people with an average household size of 5.2 persons per households. The survey collected detailed household information for 496 households with an estimated population of 2704 people. According to the survey household sizes vary from one person per household to a maximum of 33 people per household. The average household size is 6.11 people while the mode for household size is 1 which is the most common occurring household size. The high number of 33 people is derived from a concept of the cluster family. A cluster family consist of several households often related to the head of the household. They share cooking facilities and contribute to eating and cooking together. The family clusters also shift in size (number of people in family

cluster) and in number (number of family clusters in a household) during the drought and rainy seasons.

#### Cluster Family Concept:



Looking at the age distribution for old Katutura, it is noticeable that about 30% of the population falls within the young adult group between the ages of 18-34 years followed by about 20% of the population in the senior adult group between the ages of 35-59 years. So about 50% of the population falls within the working age group. The regional phenomenon of a dent in the distribution of teenagers between the ages of 13-17 years is also reflected in Old Katutura. This dent in the population distribution can partly be explained by the phenomenon that parents send their secondary school going children outside the town and the region for further schooling. See table below.

There is therefore a definite need for secondary schools in Opuwo. Sites must be identified for at least one or two secondary schools to support the regional capital status of Opuwo.



Table: Katutura Age Distribution						
Elderly (+60 years and above)	Senior adults (35-59)	Young adults (18 – 34)	Teenagers (13-17)	Adolescent (7-12)	Children (0-6)	Total
127	537	797	363	436	457	<b>2717</b>
4.7%	19.9%	29.5%	13.4%	16.1%	16.9%	<b>100%</b>

Information on the average income per household shows that the bulk of the surveyed population or 31% of the households fall within the category of earning between N\$100-N\$500. More than 60% of the population earn less than N\$1500. Planning should therefore specifically cater for this group and ensure that adequate affordable housing opportunities are available to accommodate the low-income earners.

Table: Old Katutura Income Distribution		
Total Income	Count	Percentage
N\$100 – N\$500	153	31%
N\$600 – N\$1,000	58	12%
N\$1,100 – N\$,1500	88	18%
N\$1,600 – N\$2,000	50	10%
N\$2,100 – N\$3,000	39	8%
N\$3,100 – N\$5,000	47	9%
N\$5,100-N\$7000	18	4%
> N\$ 10000	43	9%
Source: GIZ Survey 2022	<b>496</b>	<b>100%</b>

The expenditure survey for Old Katutura show that households spend about 30% of their income on food and only 8% of transport. The second highest expenditure is on education (12.7%) followed by clothing (9.3%) in third place.

Education as the second highest expenditure item might be explained by the phenomenon of secondary school children attending school outside town and the region for various reasons. This trend can be significantly reduced by erecting more secondary schools in Opuwo to serve the town and the region at large.

The proportional expenditure on food of 30% is acceptable and will only become a concern if the household spend more than 50% on food. The expenditure on transport is very low and highlights that households travel on foot to most of their destinations. The survey also shows that more than 76% of Old Katutura residents walk to access services while another 15% uses

taxis. Only 7% of Old Katutura residents use a private car to access services. The major destination for all trips is to the CBD as a center for work and education.

More provision should be made for the erection of secondary schools and for safe and comfortable walkways to improve the living standard of informal settlement households.

Loans	Water	Clothing	Electricity	Sanitation	Leases (LA/TA)	Rent	Food	Education	Health	Transport	Other	Total
262	169	198	89	88	36	16	627	271	63	170	140	<b>2,130</b>
12.3%	7.9%	9.3%	4.2%	4.1%	1.7%	0.7%	29.4%	12.7%	3.0%	8.0%	6.6%	<b>100%</b>

Source: GIZ Survey 2022

The survey shows that the bulk of the households have been staying for between 5-10 years in the settlement with more than 50% of the households staying for longer than 5 years in Old Katutura. The informal settlement has therefore an element of permanence and households will greatly benefit from the provision of services.

Table: Population Stability		
Years in Settlement	Count	Percentage
1-5 years	134	27%
5-10 years	147	30%
10-20 years	112	23%
Above 20 years	90	18%
Source: GIZ Survey 2022	<b>483</b>	<b>97%</b>

The primary reason for settling in Opuwo is for employment followed by the availability of housing and land.

Table: Reason for Settling		
Reason	Count	Percentage
Education	146	25%
Employment	242	42%
Housing/Land	169	29%
Other	18	3%
Total	575	100%

Source: GIZ Survey 2022

## 2.8 Basic Infrastructure and Services

Except for the national roads that run through the center of town, Opuwo's roads are poorly constructed gravel roads of which only a few are serviced with storm water drainage and street lighting. The residents of informal settlements find it hard to reach to government offices, commercial and social services during the rainy season as un-serviced roads are cut-off by flash floods.

Electricity distribution services are overseen by NORED and the Town Council. NORED is responsible for the bulk supply of electricity at a national level while the Town Council is responsible for town connections. These institutions ensure the stable supply of electricity services to residents and act to prevent illegal connections. The Town Council also oversees the need for new electricity connections to all settlements especially informal settlements. According to the 2011 statistics, about two thirds of the households in the Kunene Region relied on wood as the main source of energy for cooking and about a tenth on electricity from the main grid. This proportion is also reflected at constituency level where more than 62% of households use wood as their main source of energy for cooking while 11.6% of households use electricity. About a quarter of the households have no access to an energy source for cooking while the take-up for alternative and renewable energy sources is also extremely low. The high proportion of households without an energy source for cooking could be indicative of the potential and/or result in illegal electrical connections. The most common source of energy for lighting in the Kunene was candles with about a third of households using this light source while more that sixty percent of households in urban areas relied on electricity mains. In the Opuwo Constituency about 40% of the households used candles as a light source while only about 28% are connected to the electricity grid.

Water distribution services are overseen by NAMWATER and the Town Council. NAMWATER is responsible for the bulk water supply at a national level while the Town Council is responsible for town connections. These institutions ensure the stable supply of water to residents and act to prevent illegal connections. The Town Council also oversees the need for new water connections to all settlements especially informal settlements. According to the 2011 statistics, about 94% of urban areas in the region had access to safe water.

Opuwo is largely served by waterborne sewage. The existing sewage treatment works is located on the edge of existing townships and does not meet the minimum standards for such facilities. The sewerage ponds are permanently full and overflow with a distinct odour surrounding them. Houses are a stone's throw away from the facility and children play within

its surroundings. The sewer treatment facility is also located on an important internal road that connects the town to the eastern settlements. Opuwo is divided into two drainage areas with the major drainage starting at about the C41 and flowing to the north and the other drainage area following the indicated flood zone flowing to the west. Sewage from the west is collected at a pumpstation and pumped to the sewage treatment facility. The pump facility has to be hand operated sometimes to keep the sewage flowing. The current sewer plant must be rehabilitated and be relocated further to the north away from existing and future townships.

The Opuwo solid waste dumpsite is located several kilometers to the west of the town along the D3703 road to Etanga. The waste collection for the town is the responsibility of the town council and needs improvement. Several refuse dumps are located especially within the informal settlements and need cleaning as kids play and pigs feed on the dumps.

The informal settlements are serviced with various degrees of municipal services. Otuzemba Extension 3 is located about 2 km to the northwest of Opuwo CBD and consists of 217 structures. The settlement has 1 water point and an electricity substation.

Otuzemba VIP consists of 254 structures with 2 water points. A number of the household were relocated from Old Katutura. The settlement is situated on a steep hill.

Orutjandja South is located west of Opuwo CBD south of the C41 national road linking the town to Omakange. The settlement consists of 531 structures with 5 shared water points. The area is next to river and is in the floodplain. Orutjandja South is earmarked for commercial activities and Council plans to relocate the residents.

Orutjandja East is located to the east of Opuwo CBD and has 561 structures with access to water and electricity. The northern parts of the settlement were allocated to NHE and a private developer for two township extensions. The area is greatly affected by the easterly winds.

Old Katutura is located to the south of Opuwo CBD along the Sesfontein road. The settlement consists of 942 structures with three water taps, there are no toilets and residents use the open space for self-relief. Only about 40% of the households in the settlement have electricity. Among the key concerns of Katutura residents is the absence of solid waste removal system and large amounts of discarded waste pose a health risk.

New Katutura is located to the south-west of Opuwo CBD along the D3703 national road to Etanga settlement. The settlement consists of 272 structures settled on a planned layout with access to electricity, water and sewer.

Okatuo is located immediately west to the Opuwo CBD and consist of 56 structures with access to water and electricity.

It is recommended that Council develops an informal settlement resettlement policy that matches the income of households to the suitability of the terrain and the cost of providing municipal services.

## 2.9 Town Land Guidelines

The following section identifies guidelines for future planning initiatives:

- 1) Opuwo has grown as a town and needs a more coordinate planning approach together with better land-use regulation and controls. The Opuwo Structure Plan initiative is a start, but the town needs to adopt a Town Planning Scheme.
- 2) Opuwo has to cement its status as a regional capital by providing land for functions to support its regional role:
  - Land for a Regional Stadium, to host regional and national sporting events;
  - Land for Secondary Schools,
  - Land for a Regional Bus and Taxi stop.
  - Land for line ministries that will decentralize in the future.

The following government bodies are already accommodated in Opuwo and do not need additional land:

- Kunene Regional Council
- Ministry of Home affairs and the Namibian Police
- Ministry of Agriculture, Water and Forestry
- Ministry of Environment and Tourism
- Ministry of Labour, Industrial Relations and Employment Creation
- Ministry of Land Reform
- Ministry of Finance
- Ministry of Works and Transport
- Ministry of Health and Social Services
- Magistrates Court
- Namibia Posts and Telecommunication Holding
- Namibia Red Cross Society
- Namibia Roads Authority
- Regional constituency offices of various political parties
- Namibian Water Corporations (NAMWATER)

- Northern Namibia's Regional Electricity Distributer (NORED)
- Ministry of Education
- Ministry of Veteran Affairs
- Ministry of Sport
- Namibia University of Science and Technology
- Telecom Namibia
- Mobile Telecommunications LTD (MTC)
- Namibia Institute of Pathology
- Opuwo State Hospital