Republic of Namibia
MINISTRY OF LAND REFORM

"Inclusive development of tenure security and economic growth for Namibia's communal areas"

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Presented at the LANDac Annual International Conference 2017,
Utrecht, Netherlands

29 & 30 June 2017

PRESENTATION OUTLINE

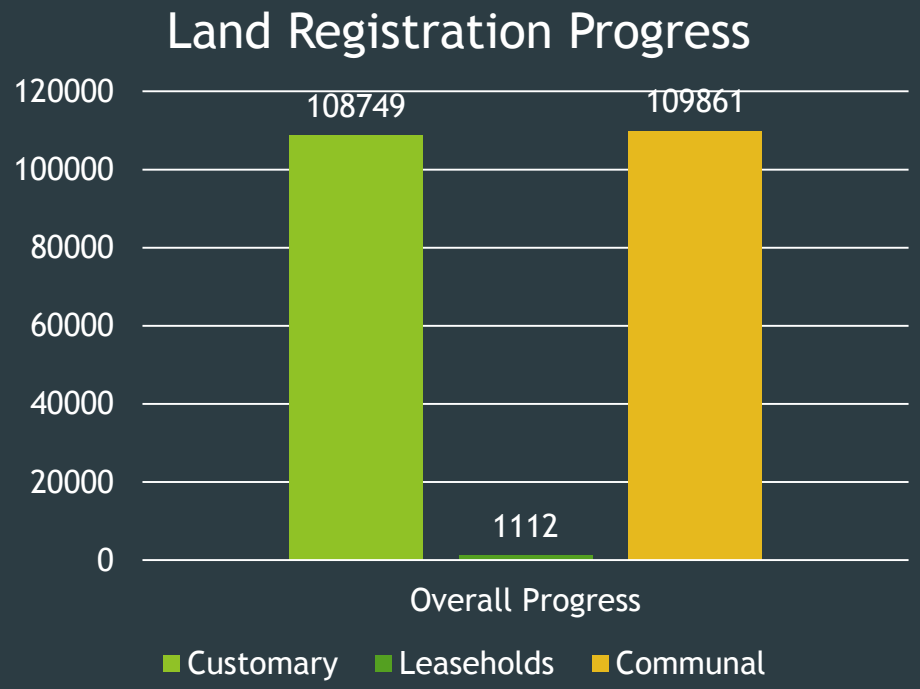
- Problem Statement
- Overview of Land Registration in Namibia
- Introduction into Program for Communal Land Development (PCLD)
- The identification Process and Registration of Land Rights
- Case Study: Otjetjekua Designated Area
- Success Stories of the Local Level Participatory Planning (LLPP)
- Challenges
- Conclusion

PROBLEM STATEMENT

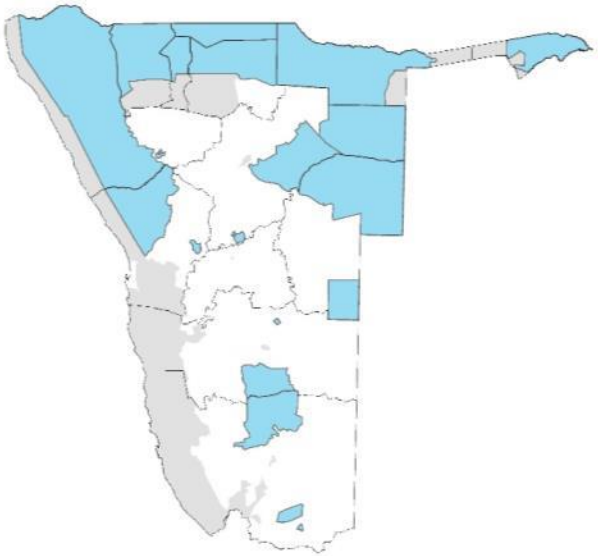
- Since 1997 Ministry of Land Reform (MLR) has been designating and gazetting communal areas for agricultural purposes;
- According to the Communal Land Reform Act, only Leasehold rights are allowed to be registered inside designated areas for agricultural purposes;
- However, there are many existing customary land rights in the designated areas which the MLR is obliged to register in accordance to the Communal Land Reform Act. In addition it has been recognised that local residents will be the primary beneficiaries in the designated areas;
- Therefore, the Programme for Communal Land Development through LLPP has embarked on the process of zoning and de-gazetting parts of the designated areas where customary land rights are situated which allows for the registration of the customary land rights;
- To enable this, a planning process was needed which integrates land use planning and land registration and allows for the co-existence of customary land rights and leasehold land rights in the PCLD areas.

OVERVIEW OF LAND REGISTRATION IN NAMIBIA

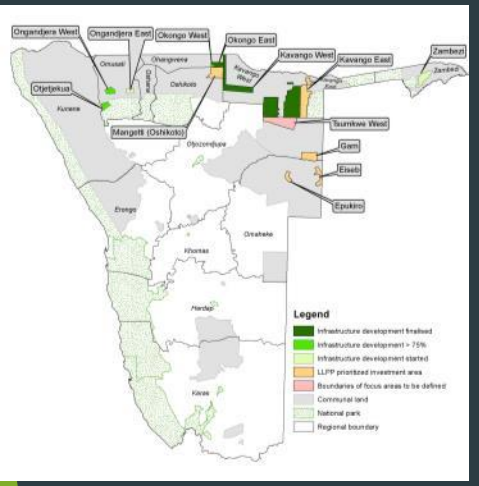
- There are an estimated 244,500 communal land rights in Namibia;
- Communal land registration commenced in 2003 and in 2008 as a project;
- Men, Women, Married couples, and all other legal entities can register their land rights which are inheritable by spouces or dependants;
- Customary, Leasehold and Occupational land rights can be applied for;
- 73 % of leases & 21% of customary land rights inside designated areas are registered.

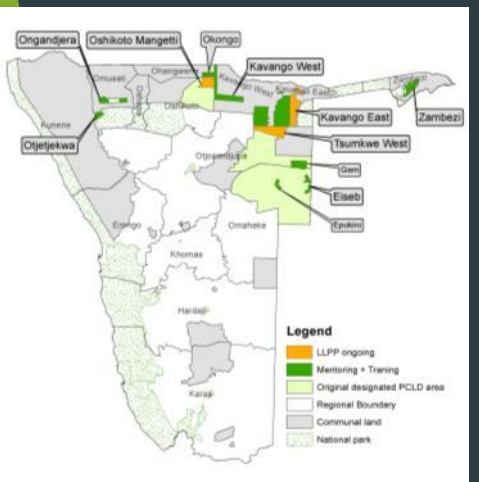


73 % of 560 leases & 21% of 393 customary land rights inside designated areas are registered



INTRODUCTION INTO THE PROGRAMME FOR COMMUNAL LAND DEVELOPMENT (PCLD)

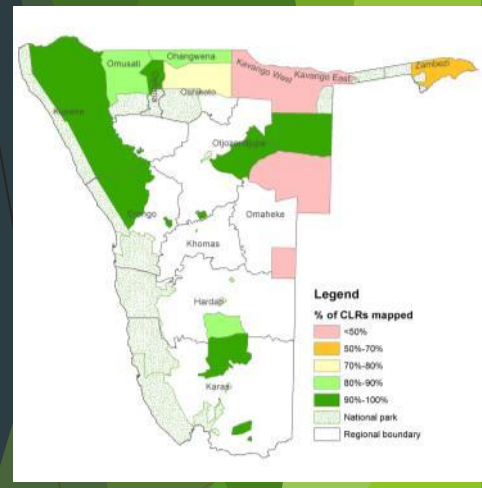


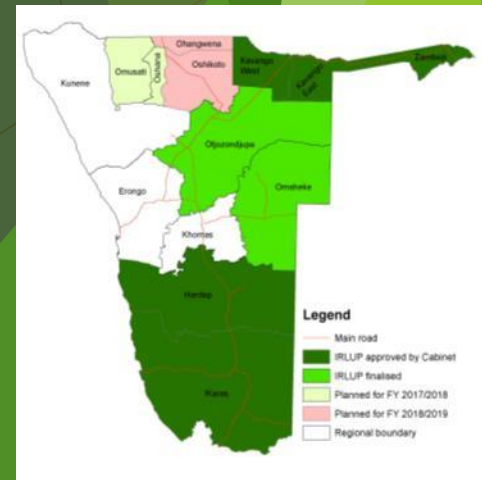


The overall objective of the PCLD is to Improve livelihoods of communal farmers through:

- Improve tenure security through the registration of communal land rights;
- Support the Integrated Regional Land Use Planning;
- Plan for and provide infrastructure in communal areas designated for agricultural purposes, and;
- Build capacity of the beneficiaries of the PCLD as well as the MLR internally;
- Stimulate the private investments in communal land and promote the sustainable and economic use of land;

- The PCLD receives financial support from the Government of Namibia, the European Union, and the German Development Cooperation through the German Development Bank (KfW) and GIZ;
- The PCLD is a Ministerial programme which is implemented by the Ministry of Land Reform;
- Support is channeled through a multi-donor Basket-fund modality which has been in existence since 2006.





german cooperation
giz
KFW

THE IDENTIFICATION PROCESS AND REGISTARTION OF LAND RIGHTS

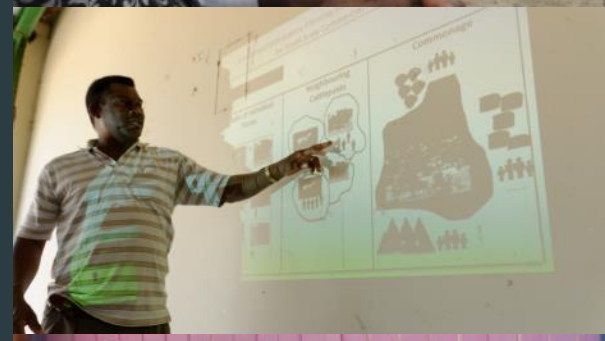
LOCAL LEVEL PARTICIPATORY PLANNING PROCESS

STAGE 1: REGIONAL CONSULTATION
Ensure full participation of all relevant regional authorities in the LLPP process, and selection of the high-potential and priority site(s) within the designated areas

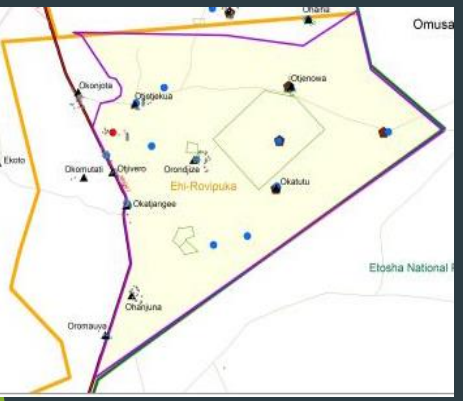
STAGE 2:LOCAL ANALYSIS, SELECTION AND PLANNING
Mapping, agreement on the selection of beneficiaries, land right validation, designing of the scenario for desired future , including infrastructure investments on a local level, agreement on the rules of affiliation

STAGE 3: VALIDATION
Validation of the local level scenario and investment plan with relevant stakeholders, on local, regional and national level. Publication of investment plans and lease applications via the CLB

STAGE 4: INVESTMENTS
Submission of validated LLPP results with required consent letters/ supporting documents to the MLR for tender preparation



CASE STUDY OF OTJETJEKUA DESIGNATED AREA



Description of the area

- Otjetjekua covers an area of 52 090 ha;
- Over 100 families reside in the area;
- The main land use is extensive cattle and goat farming;
- These families have been living and farming in the area for generations on land allocated by the Traditional Authority
- However, the common grazing areas were not protected.
- 16 villages opted to form a group through a cooperative known as the Otjetjekua Farmers' Cooperative.

Process applied

- A mixed approach of zones for customary land rights and a leasehold right over the grazing areas of Otjetjekua has been developed;
- In total 49 570 ha is registered under a leasehold right allocated to the cooperative and 2 520 ha is zoned for the registration of individual customary land rights;
- By-laws and rules of affiliation are developed and in place for the management of the area;
- In total there are 113 registered cooperative members / families. The cooperative is spearheaded by a 8 member Board and a 7 member Supervisory Committee that have further subcommittees dealing with the management of different infrastructures;

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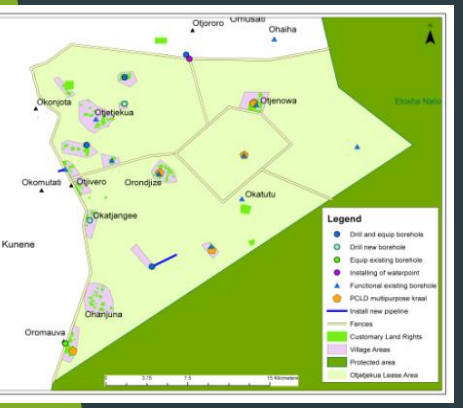


Development plan

- Registration of a 25 years leasehold right over the commonage area (Finalized);
- Registration of 181 customary land rights inside 16 village areas;
- Development of 127 Km of fencing (Finalized);
- Construction of 5 Multipurpose Kraals (Finalized);
- Drilling of 4 Boreholes (Finalized);
- Installation of 10 boreholes;
- Provision of 3 km of water piping;
- Total cost: N$17 million (EUR1.2 million).

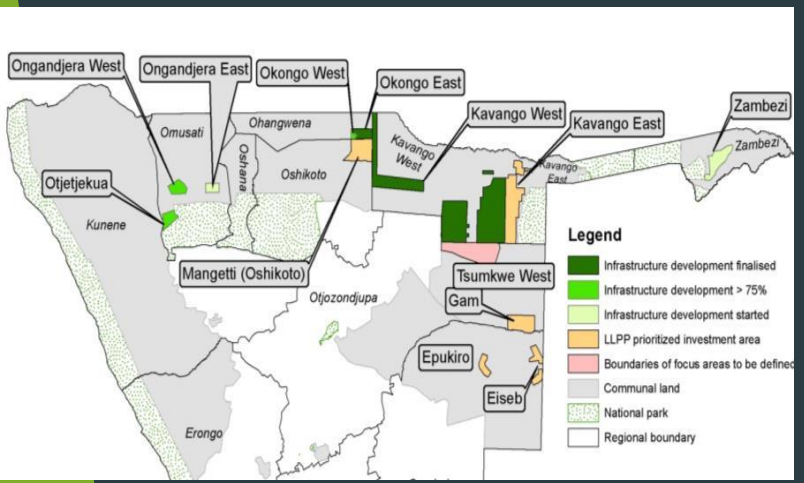
Impact on the ground

- Improved understanding;
- Sense of ownership;
- Improved organization of farmers;
- Management of infrastructure;
- Improved rangeland management (Grazing plans and maps for each village in place;
- Improved calving rates and breeding;
- Business orientation;
- Interest from outside farmers has grown.

SUCCESS STORIES OF LLPP

- Of the 13 PCLD areas, LLPP has been completed in 10 of them (**over 2,5 million ha**) In 7 of the PCLD areas, infrastructure has been developed (365.000 hectares);
- 408 leaseholds have been registered of which 4 are for group rights over large areas;
- 5 cooperatives have been registered and 3 more are being registered;

- In PCLD areas where land rights have been secured, land holders have increased their own investments in both infrastructure and livestock;
- The combination of improved infrastructure and advisory services (to 2,750 farmers) has further improved livestock conditions.



CHALLENGES

- Lengthy process;
- Poor communication disrupt or delay the process;
- Inception and transparency is essential?
- Unclear larity of stakeholders and their roles?
- Flexibility where needed?
- Maps can be difficult to be interpreted by local people;
- Validation of data and decisions taken?
- Socially correct decisions sometimes outweigh technical correct decisions.

CONCLUSIONS

- Combining tenure security with the development of areas is key to sustainable development;
- Zoning leasehold areas and individual customary land right areas, through LLPP, resulted in solving the issue of having customary land rights in designated areas;
- The formed groups are able to commercialise their land based productions through additional support with basic farming infrastructure (fences, water,Kraals etc.) and with farmer support servicesInitial impact of PCLD interventions show an improvement in farming practices and investments on the land.
- Initial impact of PCLD interventions show an improvement in farming practices and investments on the land.

THANK YOU