

INVESTIGATING THE IMPACT OF RAPID RURAL-URBAN MIGRATION ON
SERVICED LAND DELIVERY IN OKAHAO TOWN, NORTHERN NAMIBIA

A THESIS SUBMITTED IN PARTIAL FULFILMENT OF THE
REQUIREMENTS FOR THE DEGREE OF MASTER OF DEVELOPMENT
STUDIES

OF
THE UNIVERSITY OF NAMIBIA

BY
JOHANNES KAUSHI UUSHINI

9826599

OCTOBER 2024

SUPERVISOR: DR TEUN VAN DIJK (INTERNATIONAL INSTITUTE OF
SOCIAL STUDIES

CO- SUPERVISOR: DR ADBERLTUS KAMANZI (UNIVERSITY OF NAMIBIA)

ABSTRACT

This thesis investigates the profound impact of rapid rural-urban migration on serviced land delivery in Okahao town, Northern Namibia. Designated as a local authority in 2004, Okahao town operates under the constitutional framework of the Republic of Namibia and the Local Authority Act 23 of 1992, as amended. The escalating rural-urban migration in Okahao has intensified the demand for suitable housing, leading to a surge in informal settlements among urban residents. The Town Council of Okahao faces the daunting task of securing financial resources to service an estimated 377 plots annually. This effort is aimed at meeting the ambitious target of 3,770 serviced plots within a decade, commencing in 2021. Adopting a phenomenological perspective, this study employs a qualitative research design, utilizing structured interviews with fifteen participants drawn from the target population, including rural-urban immigrants, local authority councillors, and administrators. The study illuminates key drivers of rural-urban migration in Okahao Town, encompassing factors such as rural poverty, limited job opportunities, access to advanced technology, proximity to essential services like schools, hospitals, and shops, as well as improved infrastructure like sanitation services and roads. The demand for serviced land emerges as a pressing concern, with participants emphasizing the need for swift and effective responses to address the housing deficit. Recommendations stemming from the research findings advocate for the introduction of best practices to promote housing programs and foster Public Private Partnerships (PPP) for critical developmental projects, including land servicing initiatives. Additionally, the study urges the implementation of the Flexible Land Tenure Act 4 of 2012, emphasizing flexible land tenure approaches for the equitable distribution


and allocation of land. This thesis contributes valuable insights into the complex interplay between rural-urban migration dynamics and serviced land delivery processes in Okahao Town. The practical recommendations offered aim to guide policymakers, urban planners, and relevant stakeholders in formulating strategies that foster sustainable development and address the challenges posed by rapid demographic shifts.

Key words: Impact, Rural-urban migration, Serviced land

DECLARATION

I, Johannes Uushini, hereby declare that this paper is entirely original with no portions that have been submitted to another university for credit toward a degree. It is a true representation of my research. No portion of this thesis or dissertation may be copied, saved in a retrieval system, or transmitted in any way without the written consent of the author and The University of Namibia. This includes photocopying, recording, mechanical, electronic, and other means. By signing this document, Johannes Uushini gives the University of Namibia permission to copy this thesis in whole or in part, in any format or way that the university sees fit.

Johannes Uushini

 12/09/2024

Name of Student

Signature

Date

DEDICATION

I hereby dedicate this research or rather majestic peace of artwork to my late father.

ACKNOWLEDGMENT

This research was made possible through the invaluable support of many individuals who played crucial roles in its realization. I would like to thank the following people sincerely. Firstly, my appreciation goes to Mr. Simon Shinguto for his constant encouragement and assistance during this trip. His guidance was invaluable to me during the most difficult parts of my study endeavour. I express my gratitude to the whole Okahao Town Council personnel for their invaluable assistance in locating the required data. Secondly, my gratitude goes to Mr. Salom Shipopenyi and Ms. Toumuna Somombura for reading my research study and offering insightful comments that greatly improved its content. My appreciation further goes to my supervisors, Drs. Teun Van Dijk and Adalbertus Kamanzi, provided invaluable technical support, guidance, and advise. Their knowledge and mentoring were essential to the success of this research. Finally, but just as importantly, I want to express my gratitude to the Almighty God for giving me the fortitude and perseverance to get through the difficulties of finishing this research. May you be showered with His blessings.

Contents

ABSTRACT	i
DECLARATION.....	iii
DEDICATION	iv
ACKNOWLEDGMENT	v
LIST OF TABLES.....	xi
LIST OF ABBREVIATIONS	xii
CHAPTER ONE	1
INTRODUCTION AND BACKGROUND	1
1.1 Introduction	1
1.2 Background of the study	1
1.3 Statement of the problem	3
1.4 Research objectives.....	4
1.6 Limitations of the study	6
1.7 Delimitations of the study.....	7
1.8 Definitions of key terms	8
1.9 Organisation of the Thesis.....	10
1.10 Chapter summary	11
CHAPTER TWO.....	12
LITERATURE REVIEW	12
2.1 Introduction	12
2.2 Land servicing process in Okahao Town	12

2.3 Socio-economic profile of the Okahao Town	13
2.3.1 Socio-economic context	13
2.3.2 Public health, safety and education	14
2.3.3 Land availability	15
2.4 The laws and role of local authorities in Namibia	15
2.5 The rural-urban migration on population dynamics	17
2.6 Effects of rapid rural-urban migration on housing provision	20
2.6.1 Housing Challenges in Urban Areas	21
2.6.2 Water Supply and Sanitation Challenges in Urban Areas.....	22
2.6.3 Waste Management and Environmental Pollution in Urban Areas...	23
2.6.4 Health Impacts of Urbanization	25
2.6.5 Food Security in Urban Areas	26
2.6.6 Socio-economic Impacts of Urbanization.....	26
2.7 Causes of rural-urban migration on housing provision.....	28
2.7.1 Population Growth Dynamics	28
2.7.2 Push and Pull Factors in Rural-Urban Migration	29
2.8 Strategies to ease the impact of rural-urban migration and improve housing provision	30
2.9 Theoretical Framework: Migration Theory in the Context of Okahao's Serviced Land Delivery.....	32
2.10 Chapter summary	33
CHAPTER THREE.....	34

RESEARCH METHODOLOGY	34
3.1 Introduction	34
3.2 Research philosophy	34
3.3 Research design	35
3.4 Population	35
3.5 Sampling and sample size.....	36
3.6 Research instruments.....	36
3.7 Data collection procedure	37
3.8 Data analysis.....	38
3.9 Research ethics	39
3.10 Chapter summary	41
CHAPTER FOUR.....	42
RESULTS, DISCUSSION, AND INTERPRETATION OF FINDINGS	42
4.1 Introduction	42
4.2 The research results, interpretation, and findings.....	42
4.2.1 Part A: Demographic information of participants	42
4.2.1.1 Push and Pull Factors in Rural-Urban Migration	43
4.2.1.2 The Need for Serviced Land in Okahao Town.....	45
4.2.2 Part B: Themes and subthemes on the impact of rapid rural-urban migration on the effectiveness of serviced land delivery	47
4.2.2.1 Handling of Demands for Serviced Land by Okahao Town Council	47

4.2.2.2 Enhancement of Serviced Land Delivery Processes	50
4.2.2.3 Sanitation Challenges Faced by Residents in Slums and Shacks in Okahao Town.....	53
4.2.2.4 Availability of Sufficient Serviced Land for Residential Purposes in Response to Rapid Rural-Urban Migration in Okahao Town	56
4.2.2.5 Price Range of Affordable Serviced Land in Okahao Town.....	59
4.2.2.7 Private Sector Involvement in Serviced Land Delivery Crisis	65
4.2.2.8 The Impact of Rural-Urban Migration on Serviced Land Delivery in Okahao Town.....	68
4.2.2.9 Willingness of Migrants to Relocate and Facilitation by the Okahao Town Council.....	71
4.3 Mitigation Measures and Enhancements for Rural-Urban Migration Impact and Serviced Land Delivery in Okahao Town.....	74
4.4 Chapter Summary.....	78
CHAPTER FIVE	80
STUDY CONCLUSIONS AND RECOMMENDATIONS	80
5.1 Introduction	80
5.2 Conclusions.....	80
5.3 Recommendations	81
5.4 Areas for further research.....	86
5.5 Chapter Summary.....	86
REFERENCES.....	88

ANNEXURES.....	95
ANNEXURE 1: ETHICAL CLEARANCE CERTIFICATE.....	95
Annexure 2: Research authorisation letter from Okahao Town Council	96
Annexure 3: Research interview guide.....	97
Annexure 4: Table 4.1: Demographic information of participants	102

LIST OF TABLES

ANNEXURE 4:	TABLE 4.1:	DEMOGRAPHIC INFORMATION OF	
PARTICIPANTS	97		

LIST OF ABBREVIATIONS AND ACRONYMS

CDC	Communicable Disease Control
FMS	Finnish Missionary Society
GRN	Government Republic of Namibia
MoAWLR	Ministry of Agriculture, Water & Land Reform
MoEAC	Ministry of Education, Arts and Culture
MoEFT	Ministry of Environment, Forestry and Tourism
MoHAISS	Ministry of Home Affairs, Immigration, Safety and Security
MoHSS	Ministry of Health and Social Services
MoSYNS	Ministry of Sport Youth and National Service
MoWT	Minister of Works and Transport
MTEF	Medium Term Expenditure Framework
NamPost	Namibia Post Ltd
OTC	Okahao Town Council
PHC	Public Health Centres
POS	Public Open Space
PPP	Public Private Partnership
SME	Small to Medium Enterprise
UN	United Nations
UNAM	University of Namibia

CHAPTER ONE

INTRODUCTION AND BACKGROUND

1.1 Introduction

The background information, problem of the study, and study objectives are presented in this chapter, which also serves to introduce the study. The research questions are further presented in this chapter, along with significance of the study, study limitations, delimitations of the study, definitions of key terms, thesis organisation, and, finally, chapter conclusion.

1.2 Background of the study

Following Namibia's independence in 1990, the government assumed governance of the Okahao mission station from the Finnish Missionary Society (FMS), which had established Okahao in 1870. The FMS played a pivotal role in shaping the town, building schools, and hospitals (Matti, 1958). In 1997, the Government of the Republic of Namibia (GRN) identified Okahao as a growth center and the settlement region that the Omusati Regional Council is in charge of (Republic of Namibia, 1997). Subsequently, Okahao was designated as a local government in 2005 in compliance with the Republic of Namibia's Constitution and the Local Government Act 23 of 1992 (Republic of Namibia, 1990; 1992). Okahao Town, which is located in the Omusati Region of Northern Namibia, is a developing small town that is ideally situated as an urban hub with a variety of opportunities for economic development. It functions as the Okahao constituency's administrative hub (Okahao Town Council, 2013).

According to the 2011 Census, the town's population was recorded at 1665 (Namibia Statistics Agency, 2013:39). However, as noted by Mr. Simon Shinguto (2021), the

Okahao Town Council Acting Chief Executive Officer, the population has increased since 2011 due to fast rural-urban migration driven by the search for job opportunities and improved living conditions. This migration trend places considerable pressure on the local government's ability to meet the social service needs of the urban population (Mundia, 2015). Despite its relatively little population, Okahao Town functions as a commercial and residential hub for the whole Okahao constituency as well as surrounding constituencies such as Otamanzi, Ogongo, and partially Tsandi (Okahao Town Council, 2013).

The ongoing rural-urban migration in Okahao has resulted in increased demand for housing, leading to a rise in informal settlements (Kakwambi, 2021). The Okahao Town Council faces the challenge of securing financial resources to service 377 plots annually, aiming to meet the target demand of 3,770 serviced plots by the end of a 10-year plan initiated in 2021 (Okahao Town Council, 2021). Informal settlements present multifaceted challenges, including health and development issues such as restricted availability of housing, sanitary facilities, water, and sufficient, quality medical care, with an associated high HIV infection rate (Ambert, 2016; Ambert, Jasey & Thomas, 2017; Thomas, 2016). The broader context of increased rural-urban migration aligns with a global trend, with studies in Africa indicating that available infrastructure and resources are strained due to urbanization (George, Louw & Badenhorst, 2016; Graham and Marvin, 2015). In Namibia, the proportion of internal migrants increased from 19.6% to 22.5% between 2001 and 2011, reaching 33.7% at the constituency level (Namibia Statistics Agency, 2015).

Okahao Town, akin to other Namibian towns, grapples with escalating urbanization (Indongo, 2015), posing challenges to the local authority responsible for providing public services, including serviced land, water, electricity, and housing (Mufune, 2018). As one of the economic and political hubs in the Omusati region, Okahao Town plays a crucial role in the region's service business activities and contributes significantly to manufacturing, retailing, and social services, reflecting the dynamic interplay between urbanization and the region's economic and social fabric.

1.3 Statement of the problem

Despite the calculated importance of Okahao Town as an emerging urban centre in Northern Namibia, it grapples with a pressing issue that requires urgent attention and in-depth analysis. The statement of the problem encapsulates the core challenges faced by Okahao Town: Okahao Town, akin to other small Namibian towns, is confronted with the imperative need for a more balanced approach to address the escalating demand for serviced land and housing. This demand surge is exacerbated by the current global economic downturn, as highlighted by the Okahao Town Council (2017). Despite possessing the "power to buy and sell land and buildings in terms of the Local Authorities Act 23 of 1992" (Government of Namibia, 1992), Okahao Town Council finds itself grappling with a critical shortage of serviced land, leading to the proliferation of unofficial settlements. This scarcity not only raises concerns about housing delivery, but also gives rise to challenges such as poor sanitation, potential disease outbreaks, and social issues like theft.

Remarkably, there is a noticeable gap in the existing body of knowledge, as no specific study has thoroughly investigated the ramifications of fast rural-urban movement on the effectiveness of serviced land supply in Okahao Town. Recent

population projections indicate a significant shift, with Okahao Town estimated to host approximately 7,000 residents, a substantial increase from the 2011 census figure of 1665. Moreover, the town's influence extends beyond its immediate residents, serving as the administrative and commercial hub for the broader constituencies of Okahao, Otamazi, Ogongo, and Tsandi.

As Okahao evolves into a more permanent urban center, the demand for modern municipal services becomes imperative. Both residents and visitors alike necessitate access to essential services such as water supply, electrical networks, sewer disposal, road infrastructure, storm water management, and, crucially, serviced land for housing. Over the past 16 years, the housing market in Okahao has demonstrated resilience and strength; however, rising house prices reflect the scarcity of serviced residential land. To address this ongoing supply-demand imbalance, the Okahao Town Council has set an ambitious target of servicing approximately 400 plots per year, aiming to meet the demand of 4,000 serviced plots by the end of a 10-year period that commenced in 2021 (Okahao Town Council, 2021).

In light of these complex challenges, this study seeks to explore the origins, effects, and mitigation measures of the rapid rural-urban migration on serviced land delivery in Okahao Town, Northern Namibia. The research holds importance as it can provide valuable insights for policymaking, community development plans, and urban planning strategies. These will ultimately support the sustainable growth and welfare of Okahao Town and its surrounding communities.

1.4 Research objectives

The investigation will be guided by the following research objectives:

1.4.1 To assess the efficiency of the Okahao Town Council's current land delivery procedure in satisfying the growing demand for serviced land, especially in light of the fast-rising rural-urban migration.

1.4.2 To determine the extent to which rural-urban migrations influence the ability of Okahao Town to deliver serviced land. Examine the direct and indirect consequences of migration on the town's land delivery processes.

1.4.3 To develop effective strategies for mitigating the effect of rapid rural-urban migration on serviced land delivery in Okahao Town.

The study goals are to offer a thorough grasp of the relationship between land delivery procedures, the difficulties presented by rural-urban migration, and possible solutions to these difficulties. By fulfilling these goals, the study hopes to provide insightful information that will help Okahao Town, Northern Namibia, with community development, urban planning, and policy-making.

1.5 Significance of the study

The significance of this study lies in its potentiality to contribute valuable insights to the existing body of knowledge and inform policy and strategic initiatives concerning rural-urban migration and serviced land delivery in Okahao Town, Northern Namibia. By thoroughly examining the relationship between these two phenomena, the study aims to provide a framework that clarifies the complexities involved, offering practical implications for decision-makers and local authorities.

Firstly, the research endeavors to establish a comprehensive framework elucidating the intricate connection between serviced land delivery in Okahao Town and rural-urban migration trends. This framework can serve as a valuable resource for Okahao

Town Council (OTC) and similar municipalities in Namibia, helping them understand the opportunities and challenges associated with demographic shifts.

Secondly, through the identification and analysis of the impact of rural-urban migration on serviced land delivery, the study seeks to generate practical policy suggestions. These recommendations can assist decision-makers in formulating and implementing sensible policies aimed at addressing the effects of migration on land distribution systems in Namibia.

Lastly, the research aims to produce a strategic document tailored to the specific context of Okahao Town. This document will encapsulate key findings, proposed strategies, and actionable insights to enhance the resilience and efficiency of serviced land delivery processes in the face of rural-urban migration. It can serve as a practical guide for local authorities, urban planners, and policymakers in Okahao Town, facilitating informed decision-making and sustainable urban development.

1.6 Limitations of the study

While this study aims to provide meaningful insights into the dynamics of rural-urban migration and its impact on serviced land delivery in Okahao Town, it is crucial to acknowledge certain limitations that may influence the interpretation and applicability of its findings.

Geographical limitation is one of the study's limitations. The study is conducted solely within the confines of Okahao Town in Northern Namibia; consequently, the findings may not be directly applicable to other towns facing similar challenges. Generalising the results to a broader context should be approached cautiously,

considering the unique characteristics and contexts of each municipality. Another limitation is qualitative nature of findings. The study relies primarily on qualitative research methods to gather and analyse data. While qualitative approaches offer rich and in-depth insights, they may limit the generalisability of the findings. Qualitative results tend to be context-specific and subjective, emphasising the importance of interpreting them within the specific circumstances of Okahao Town.

Moreover, scope of the research questions is another study limitation. The study's research questions are tailored specifically to Okahao Town, which may restrict the extent to which the findings can be extrapolated to towns with different socio-economic, cultural, or geographic contexts. The research is conducted within a specific timeframe, and conditions in Okahao Town may evolve over time. The temporal constraints of the study may impact the long-term applicability of the findings.

It is important for readers and stakeholders to consider these limitations when interpreting the study's findings and applying them to other contexts. Despite these constraints, the study endeavors to generate valuable insights relevant to Okahao Town's specific circumstances, aiming to contribute to informed decision-making and sustainable urban development in the region.

1.7 Delimitations of the study

To ensure the study's focus remains practical and manageable, certain delimitations are imposed on its scope. Firstly, the primary data collection and analysis are limited exclusively to Okahao Town in Northern Namibia. The insights derived will pertain

specifically to this urban context, and any extrapolations to other towns should be approached cautiously.

Additionally, the selection of data sources is narrowed down to two distinct groups: residents of Okahao Town and full-time employees of the Okahao Town Council at the Head Office. While these sources offer valuable perspectives, it is acknowledged that other stakeholders, such as local businesses or non-resident landowners, are not included in the primary data collection process.

Furthermore, the study does not extend its geographic scope beyond Okahao Town. Therefore, any comparisons or contrasts with towns outside this specific region are beyond the study's purview. Lastly, the research is conducted within a specific timeframe, and the dynamics of rural-urban migration and serviced land delivery may evolve over time. Consequently, the findings are reflective only of the conditions existing within the defined research period.

These delimitations are crucial for maintaining the study's feasibility and relevance. By narrowing the focus, the investigation can ensure a more thorough and comprehensive examination of the research questions within the unique context of Okahao Town and its inhabitants and workers.

1.8 Definitions of key terms

In this study, the terms employed were defined as follows:

Impact: "Positive and negative, primary and secondary long-term effects produced by a development intervention, directly or indirectly, and intended or unintended" (Belcher & Palenberg, 2018).

Land: The basic idea of land is that it is a specific area of the earth that has an owner and distinct borders (Chen, 2022). Depending on the context and conditions of analysis, there are various ways to understand the concept of land.

Migration: Migration is the term for people moving from one location to another, according to UN-Habitat (2013). The demographic phenomenon known as migration creates or accelerates the growth of cities and urban areas by connecting rural and urban areas (Mundia, 2015). Furthermore, migration is the term used to describe the translocation of people, either permanently or temporarily, between ecological regions (Ochuko, 2016).

Rapid rural-urban migration: The movement of people from rural to urban areas, mostly working in non-rural occupations (Pendleton, Crush & Nickanor, 2014); they also shift from a rural to an urban lifestyle, adopting the values, attitudes, and behaviours that go along with it (Mundia, 2015).

Serviced land: According to Ulrich and Meurers (2015), serviced land is an area with installed utilities like sewage, water supplies, and roadways.

Townlands: refers to land that is inside a local authority area, but not inside a township that has been approved (Government of Namibia, 2018).

Township: refers to a collection of land parcels or subdivisions of land combined with public areas that are utilised or planned to be utilised for commercial, industrial, residential, or other comparable uses (Government of Namibia, 2018).

Urban areas: comprise territory that falls under the definition of towns, villages, or municipalities under the Local Authorities Act (Government of Namibia, 2016).

Urbanization usually occurs when people move from villages to towns and metropolitan regions in search of a higher standard of living (Mundia, 2015).

1.9 Organisation of the Thesis

The thesis is structured into five chapters, each serving a distinct purpose within the overall research framework.

Chapter One introduces the main points of the dissertation, such as the study's importance, goals, and research topic. It provides an overview of the research rationale and highlights the objectives and significance of the study.

Chapter Two, the Literature Review, presents a comprehensive evaluation of the existing literature, placing the current research within broader debates. It synthesizes literature on rapid rural-urban migration and its impact on serviced land delivery in Okahao Town, Northern Namibia, while analysing debates and arguments from various sources.

Chapter Three, Research Methodology, describes the research methodology used for the study and provides justification for the exploratory, descriptive, contextual, and qualitative designs. It explains the chosen research methodology, rationale for the qualitative approach and sampling design, and presents sample size determination and data analysis methods.

Chapter Four, Study Results and Findings, provides the analytical approach and study findings based on information gathered from official documents and self-administered questionnaires. It includes a detailed analysis of collected data and presents findings from the survey and relevant documents on the impact of rapid rural-urban migration on serviced land delivery in Okahao Town.

Chapter Five, Conclusions and Recommendations of the study, offers a summary of the study's findings along with methodological, theoretical, and practical suggestions. It includes conclusions derived from the research results, practical, theoretical, and methodological contributions, and recommendations for future research or practical interventions.

This organisational structure ensures a logical progression of ideas, from the introduction and literature review to the research methodology, findings, and, ultimately, the conclusions and recommendations, contributing to the overall coherence and depth of the study.

1.10 Chapter summary

The backdrop, goals, questions, and introduction have all been covered in this chapter. Notably, the chapter has included the research problem, the study's relevance, limitations, delimitations, definitions of important terms, thesis organisation, and chapter conclusion. Context regarding the pertinent literature study is given in the upcoming chapter.

CHAPTER TWO

LITERATURE REVIEW

2.1 Introduction

This pivotal chapter delves into an in-depth exploration of the existing body of knowledge related to the impact of rapid rural-urban migration on serviced land delivery in Okahao Town, situated in Northern Namibia. The comprehensive review aims to elucidate the dynamics, challenges, and implications associated with this phenomenon. The chapter is meticulously structured to emphasize the analysis of the impact of rapid rural-urban migration on serviced land delivery, identifying crucial research gaps within the reviewed literature.

2.2 Land servicing process in Okahao Town

In the context of Okahao Town, Northern Namibia, the process of land servicing plays a critical role in addressing the growing demand for serviced land, particularly in light of rapid rural-urban migration (Mundia, 2015). Land servicing encompasses various activities aimed at preparing land for residential, commercial, or industrial development, including infrastructure provision such as roads, water supply, sewage systems, and electricity (George, Louw & Badenhorst, 2016). Within the literature, the land servicing process is often highlighted as a crucial component of urban planning and development, essential for accommodating population growth and facilitating economic expansion in urban areas (Graham and Marvin, 2015).

Studies on land servicing processes in similar contexts have revealed both opportunities and challenges. Efficient land servicing procedures are essential for meeting the increasing demand for serviced land, especially in rapidly urbanising areas like Okahao Town (Matti, 1958). However, various factors can hinder the

effectiveness of land delivery systems, impacting the town's ability to provide adequate housing and infrastructure to its residents. These factors may include bureaucratic hurdles, limited financial resources, land tenure issues, and the complexity of land-use regulations (Okahao Town Council, 2021).

In Okahao Town, the land servicing process faces specific challenges exacerbated by the influx of migrants from rural areas. Limited access to finance and high servicing costs pose significant barriers to the provision of affordable land, particularly for low-income segments of the population (Namibia Statistics Agency, 2015). Additionally, bureaucratic inefficiencies within the Okahao Town Council may further impede the timely delivery of serviced land (Republic of Namibia, 1997). Addressing these challenges requires a comprehensive understanding of the local context, as well as strategic interventions to streamline the land servicing process and ensure equitable access to land for all residents (Indongo, 2015).

2.3 Socio-economic profile of the Okahao Town

2.3.1 Socio-economic context

Serviced land is accessible for both residential and commercial use. The municipality also embraces Public Private Partnerships (PPP) for development projects including land maintenance and other endeavors due to limited government support. The most well-known retail brands operating in the town, including Shoprite, U-Save, and Style, among others, attest to the area's exceptional commercial and investment prospects (Okahao Town Council, 2021). Craft baskets that are exclusive to the town and its neighbouring towns are among the many other local brands that are open and providing a pleasant shopping environment. The most important industry in the

region is agriculture, which is mostly done for subsistence and consists primarily of agricultural and animal husbandry (Okahao Town Council, 2020).

On the other hand, Okahao Town has grown into a significant livestock market hub where animals are offered for sale as live animals or as meat. Retailers, transportation, and tourism are further important economic sectors (Okahao Town Council, 2017). The Ministry of Environment, Forestry and Tourism (MoEFT), the Ministry of Agriculture, Water & Land Reform (MoAWLR), the Ministry of Sport, Youth, and National Service (MoSYNS), the Okahao Town Council, Namibia Post Ltd (NamPost), the Ministry of Health and Social Services (MoHSS), the Ministry of Home Affairs, Immigration, Safety and Security (MoHAISS), the Ministry of Environment, Forestry and Culture (MoEFT), and the Local Business Sector are the main employers.

2.3.2 Public health, safety and education

Six educational institutions are found in Okahao: one combined school (Nangombe combined School), one primary school (Okahao Primary School), two private schools (Ambrosius Amutenya Private School and Okahao Talitah Tutorial College), one kindergarten, and two secondary schools (Etalaleko and Shaanika Nashilongo Secondary School). The town also has a community library, a police station, a jail, and multiple government ministries, including the Ministry of Works and Transport (MoWT), the Ministry of Health and Social Services (MoHSS), and the Okahao Town Council (2017 and 2020). Doctors with specific training are on duty around-the-clock at the district hospital to service the town. The district hospital features departments for Communicable Disease Control (CDC), radiography, pharmacy, dentistry, laboratory, and ophthalmology in addition to an outpatient department. A

total of N\$27 million was recently spent on upgrading and renovations for the hospital (Okahao Town Council, 2020). In addition, the town has two Public Health Centers (PHC), pharmacies, and daytime-only private medical centers with primary and dental care (Okahao Town Council, 2020; MoHSS, 2016).

2.3.3 Land availability

With the exception of low-lying areas, the most of the land inside the Okahao town boundaries is developed despite the expansion of informal settlements in the town (Okahao Town Council, 2020). The southern portion is where the residential areas are primarily found. Simultaneously, the northern portion of the town and the Ruacana-Oshakati route see the majority of businesses or commercial developments (Okahao Town Council, 2020). South-east of the town, the newly built townships contain residential areas, small companies, government buildings, and a number of empty spaces designated as Public Open Spaces (POS). There are a lot of both built and undeveloped public open spaces in Okahao and the majority of POS zones are low-lying regions with characteristics of water depressions (Okahao Town Council, 2021). The newly planned townships of Okahao have a number of POS-zoned sites, the majority of which are low-lying.

2.4 The laws and role of local authorities in Namibia

There are three levels of government established by the Namibian Constitution: local, regional, and central government. The Local Authorities Act 1992 (Act No. 23 of 1992), as amended in 2000, and the Regional Councils Act 1992 (Act No. 22 of 1992), as amended in 2010, are the main pieces of legislation pertaining to local government. Other significant legislation includes the Trust Fund for Regional Development and Equity Provisions Act 2000 (Act No. 22 of 2000) and the

Decentralization Enabling Act, 2000 (Act No. 33 of 2000) (Legal Assistance Center, 2017).

A Mayor chosen by the City, Town, or Village Council is the head of the board, as permitted by the Local Authorities Act of 1992 (as amended). The primary responsibility of the permanent employees employed by each local authority is to carry out the development strategies of the local authority. In addition to providing public transportation, building and developing public venues and structures, removing trash, constructing roads, generating electricity, supplying water to homes and businesses, and encouraging and facilitating the establishment of job-creating businesses within their jurisdiction are just a few of the many duties performed by local authorities. Local governments have the authority to enact laws on a broad range of topics. “All local authorities must supply water, sewerage, and refuse disposal services to communities which have been formally established as residential areas – which include neighbourhoods where the local authority has laid out streets and divided the land into plots available for purchase. When any local authority cannot carry out its responsibilities, the central government may take steps to deal with the problem” (Legal Assistance Centre, 2017).

According to the Decentralization Policy of the Namibian Government, local authorities will have more obligations based on their size and capability. In terms of their responsibilities to improve and develop the local authority area, local authorities answer to the citizens of the city, town, or hamlet that they oversee. Thus, in order to maximize the benefits for each and every resident, council members and staff members must oversee their local authority council. To guarantee that corruption

cannot happen, all council members and employees must do their duties with the utmost ethics, integrity, and honesty (Namibia Institute for Democracy, 2013). In terms of housing, town councils, like the Okahao Town Council, are in charge of overseeing, managing, preserving, and enhancing the common areas of the residential and business properties inside their communities to make sure they are in good shape and serve the interests of the local populace (Okahao Town Council, 2017).

2.5 The rural-urban migration on population dynamics

Since Namibia gained its independence in the 1990s, there has been a significant increase in rural-urban migration in the country's cities, particularly in Okahao Town (Okahao Town Council, 2017). The permanent or semi-permanent shift in residence from one administrative entity (district, country, region, province, state, or country) to another is referred to as rural-urban migration, according to Indongo (2015). Furthermore, it is typically regarded as an economic man's response to regional socioeconomic disparities. According to Remmert and Ndhlovu (2018), migration is becoming a crucial element in determining population dynamics within a given geographic area. In each given locality, the pace of natural population growth is determined by fertility and death (Kok, 2017). The pattern of migration determines the population's total size in such a location.

In many places, abrupt noticeable changes in population size are frequently caused by population movements (Kakwambi, 2021). However, it is important to remember that Namibia's fast rural-urban migration has turned into a tool for resolving a number of social and economic issues (Indongo, 2015, p. 3). Migration is a socio-

economic act that often creates issues and offer answers, however it may not be interesting in and of itself aside from the effects it has (Weber & Mendelsohn, 2017). A significant number of individuals have been migrating from rural to urban areas, while concurrently; urban life has been attracting many people away from rural regions, often due to the incentives offered by urban settings.

This could be due to a variety of factors, such as the availability of white-collar jobs, improved access to healthcare, education, and water, as well as changes in the environment, climate, and weather (Indongo, 2015). One way to interpret the rural-urban movement into Okahao Town is as an impromptu human attempt to strike a balance between resources and population. People seek to shift from areas without socio amenities (rural areas) to areas with socio amenities (cities), which is a natural process that promotes demographic, social, and economic interaction that lessens some of the irregularities of nature (Remmert & Ndhlovu, 2018). Lewin (1983) posits that the implications of this trend are as follows: rural areas are frequently under-populated, while most urban centers suffer from overcrowding of people and activities.

According to United Nations (2016) estimates, half of the world's population lives in cities or metropolitan regions; by 2030, that number is expected to climb to sixty percent (60%). By 2030, this situation will have altered in Namibia and other developing nations, with over 60% of the population residing in urban areas (Namibia Statistics Agency, 2021). The main cause of this, is movement from rural to urban areas, which is a result of the dual planning and development strategies many developing nations, particularly those that gained independence, embraced

(Remmert & Ndhlovu, 2018). As a result, there are those who live in rural areas that lack basic facilities and those who live in metropolitan centers that have access to more economic prospects. (Namibia Statistics Agency, 2021).

According to estimates, the population of overcrowded conurbations in Africa is expected to increase by half a billion people between 1990 and 2020, compared to less than 200 million in North America and Europe (World Bank, 2015). These African nations, including Namibia, saw rapid urban growth prior to their independence. There is an increasing issue in the provision of basic town council services as a result of the rural-urban movement that greatly outpaces services and infrastructure deployment. Namibia hardly recovered from the structural adjustment program of the 1980s, which further exacerbated this predicament (Weber & Mendelsohn, 2017). As a result, Okahao town has developed since independence, even if a sizeable portion of the rural population has moved elsewhere in search of better prospects, better livelihoods, and a higher standard of living (Remmert & Ndhlovu, 2018). Afterwards, though, they find themselves scrounging by in the town's unofficial colonies, unable to adjust to the socioeconomic shifts in their new surroundings. The livelihood patterns of Okahao town are mostly responsible for the detrimental repercussions of climate change (Kakwambi, 2021).

The Global Institute of Sustainability (2015) also emphasised that there is strain on the resources in the urban region due to an increase in rural-urban migration. In many developing nations, including Namibia, the built environment is rapidly deteriorating. Rapid urbanization, migration from rural to urban areas, years of consistent economic decline, deterioration of urban infrastructure, and subpar

housing quality are some of the causes that may be to blame for this (World Bank, 2015). The Global Institute of Sustainability (2015) states that certain rural communities move to metropolitan regions in search of beneficial employment security, better income, better education, better health, and longer life expectancies, as a result of population growth and the depletion of rural resources. According to his opinion, when low-income individuals in certain towns lead better lives than those in rural regions, the outcome is typically disappointment and disillusionment (Remmert & Ndhlovu, 2018). Congested and crowded old towns give way to new formations that lack infrastructure, planning, and basic design.

2.6 Effects of rapid rural-urban migration on housing provision

The phenomenon of rapid rural-urban migration exerts significant pressure on housing provision not only in Namibia, but also in various other contexts globally. Studies from different regions have highlighted similar challenges arising from this migration pattern. For instance, research conducted in sub-Saharan African countries, such as Kenya and Nigeria, underscores the proliferation of informal settlements as a direct consequence of rural-urban migration (Mberu et al., 2018; Dodman & Mitlin, 2013). These settlements often lack basic services and infrastructure, leading to poor living conditions and heightened vulnerability to health risks and environmental hazards (UN-Habitat, 2013). Similarly, studies from Southeast Asian countries like India and Bangladesh reveal the strain on urban infrastructure due to rural-urban migration, resulting in overcrowded housing and inadequate access to amenities (Roy & Mishra, 2017; Rahman et al., 2019).

Despite the wealth of research on the impact of rapid rural-urban migration on housing provision in various contexts, there still remains a notable gap in

understanding its specific ramifications in the context of Okahao Town, Northern Namibia. While existing studies provide valuable insights into common challenges associated with this migration pattern, they often lack a localized perspective tailored to the unique socio-economic and environmental dynamics of Okahao Town. Thus, this study seeks to address this knowledge gap by conducting a comprehensive investigation into the effects of rapid rural-urban migration on housing provision in Okahao Town. By focusing on this specific locality, the study aims to provide contextually relevant findings that can inform targeted interventions and policy initiatives to improve housing provision and mitigate the negative impacts of migration on the community.

2.6.1 Housing Challenges in Urban Areas

A significant proportion of urban residents in developing nations, including Namibia, reside in squatter camps or informal settlements characterized by substandard housing and poor living conditions (UN-Habitat, 2016). Informal settlements, as described by Grau and Aide (2017), are densely populated urban areas with inadequate housing infrastructure, leading to various societal challenges. In Namibia, the prevalence of informal settlements is evident, with over 30% of homes in municipal areas categorized as informal settlements due to factors such as physical degradation, overcrowding, limited access to basic services, and a lack of infrastructure (Namibia Statistics Agency, 2011).

Specifically, in the Okahao area, informal settlement dwellers endure a multitude of challenges, including cramped living conditions, substandard housing materials, unreliable electricity supply, and limited access to clean water sources (Weber & Mendelsohn, 2017). Additionally, the absence of proper waste disposal mechanisms

and inadequate sanitation facilities contributes to environmental degradation and health hazards within these settlements. The resultant impact on public health is substantial, with increased rates of illness and mortality due to subpar living conditions and limited access to healthcare facilities.

These challenges highlight the urgent need for comprehensive interventions to address housing deficiencies and improve living conditions in urban areas. Despite being primarily inhabited by low-income households, informal settlements remain prevalent in and around urban centers, perpetuating the cycle of poverty (Grau & Aide, 2017). Thus, addressing housing challenges becomes imperative for breaking the cycle of urban poverty and enhancing the overall well-being of urban residents. However, significant knowledge gaps exist regarding effective strategies to mitigate these housing challenges, particularly in the context of Okahao Town. This study aims to fill this gap by examining the impact of rapid rural-urban migration on housing provision and identifying strategies to improve housing delivery processes in Okahao Town.

2.6.2 Water Supply and Sanitation Challenges in Urban Areas

Providing adequate water and sanitation services to expanding urban settlements, peri-urban areas, and informal settlements poses significant challenges (Weber & Mendelsohn, 2017). The growing population's increased demand for water exacerbates the strain on already limited water resources, particularly in metropolitan areas where water scarcity is prevalent (UN-Habitat, 2016). This competition for water resources between urban, industrial, and agricultural users further complicates the provision of water and sanitation services to underserved communities.

In many urban areas, particularly informal settlements, residents lack access to basic sanitation facilities and safe drinking water (Kok, 2017). Sanitation and wastewater disposal systems are often inadequate, leading to reliance on pit latrines and septic tanks, which have limited capacity and pose health and environmental risks (Weber & Mendelsohn, 2017). The contamination of surface and groundwater due to overflowing latrines and septic tanks presents a serious health hazard for both urban residents and those residing in informal settlement areas (Mundia, 2015).

Despite the importance of water and sanitation services for public health and environmental sustainability, many urban areas in Asia and Africa still lack adequate sewer systems, affecting both affluent and impoverished communities (Remmert & Ndhlovu, 2018). This disparity in access to essential services highlights a critical knowledge gap in understanding effective strategies for improving water and sanitation infrastructure in rapidly urbanizing areas. Addressing these challenges is essential for promoting health, well-being, and sustainable urban development. This study aims to contribute to the existing literature by examining the impact of rapid rural-urban migration on water and sanitation services in Okahao Town and identifying strategies to enhance access to these essential services for all residents.

2.6.3 Waste Management and Environmental Pollution in Urban Areas

Urbanization exerts significant pressure on land, water, air, and wildlife, resulting in various forms of environmental pollution and degradation (Grau & Aide, 2017). In many developing nations, including Namibia, inadequate sewerage and sanitation infrastructure contribute to the pollution of urban waterways, with open sewers being a primary source of contamination (Weber & Mendelsohn, 2017). Urban water bodies often become dumping grounds for household, industrial, and agricultural

waste, rendering the water unsuitable for consumption and irrigation. Solid waste management is a critical issue in many cities and metropolitan areas, with either non-existent or ineffective waste management systems (UN-Habitat, 2016). Proper solid waste management involves the collection, transfer, recycling, and disposal of various types of waste, including plastics, paper, food waste, and hazardous materials from industries and institutions (Remmert & Ndhlovu, 2018). However, illegal dumping of solid waste in drains, rivers, open spaces, and roadways is common, posing risks to groundwater and surface water quality. Inadequate waste disposal practices not only impact the environment but also contribute to public health risks.

Air pollution is another consequence of urbanization, resulting from sources such as vehicular emissions, industrial activities, and biomass burning (Grau & Aide, 2017). Dust from unpaved roads and construction sites, smoke from domestic fires, and emissions from industries and vehicles degrade air quality in urban areas, posing health risks to residents and causing environmental damage (Remmert & Ndhlovu, 2018). The cumulative effect of these pollutants not only affects human health but also leads to aesthetic degradation and damage to plants and buildings.

While these issues are well-documented in the literature, there remains a knowledge gap concerning effective strategies for mitigating environmental pollution and managing waste in rapidly urbanizing areas like Okahao Town. This study aims to address this gap by examining the impact of rapid rural-urban migration on waste management and environmental pollution in Okahao Town, thereby contributing to the development of sustainable urban management practices.

2.6.4 Health Impacts of Urbanization

Urbanization has both positive and negative effects on health outcomes, with access to medical facilities being a primary advantage of living in urban areas (Remmert & Ndhlovu, 2018). Proximity to healthcare facilities enables prompt medical attention and emergency treatment, improving overall health outcomes. Additionally, urban residents often have easier access to media platforms, such as radio and television, which can be utilised for health education and awareness campaigns (Kakwambi, 2021). For instance, increased awareness of family planning methods among urban women contributes to smaller family sizes and better reproductive health.

However, urban living also poses health risks, primarily due to poor housing conditions and environmental pollution (Mundia, 2015). Contaminated water sources in urban areas can lead to outbreaks of waterborne diseases, posing significant health risks to residents (Remmert & Ndhlovu, 2018). The close proximity of individuals in urban environments can facilitate the rapid spread of infectious diseases, further exacerbating health challenges. Additionally, air pollution from various sources, including vehicular emissions and industrial activities, contributes to respiratory conditions and premature mortality, particularly among vulnerable populations such as children and the elderly (UN-Habitat, 2016).

Despite the existing literature on the health impacts of urbanization, there remains a need for comprehensive research focusing on the specific health challenges faced by rapidly urbanizing towns like Okahao. This study seeks to address this gap by examining the health implications of rapid rural-urban migration in Okahao Town, thereby contributing to the development of targeted interventions and policies aimed at improving health outcomes in urban settings.

2.6.5 Food Security in Urban Areas

The dynamics of food distribution and supply are significantly influenced by rural-urban migration, particularly in rapidly urbanizing areas like Okahao Town. As individuals migrate to urban centers, they often become more reliant on purchased food rather than agricultural produce, increasing their vulnerability to fluctuations in food prices (Remmert & Ndhlovu, 2018). This shift in food consumption patterns puts additional pressure on urban food systems, exacerbating challenges related to food security and affordability.

The increasing urban population further strains agricultural land and water resources, making it challenging to sustainably boost food production (Grau & Aide, 2017). In regions like Okahao, where agricultural land is limited and urban demand is rising, rural residents face heightened pressure to meet the food demands of the expanding urban population. Additionally, urban pollution poses a threat to the food chain, particularly in aquatic ecosystems (Weber & Mendelsohn, 2017). Effluents from industrial activities and untreated household waste can contaminate water bodies, impacting fisheries and threatening food security.

Despite the existing literature on the impacts of rural-urban migration on food systems, there remains a gap in understanding the specific challenges faced by urban populations in rapidly urbanizing towns like Okahao. This study aims to address this gap by examining the food security implications of rural-urban migration in Okahao Town, thereby contributing to the development of targeted interventions and policies aimed at enhancing food security in urban areas.

2.6.6 Socio-economic Impacts of Urbanization

Urbanization brings about a complex interplay of economic and social changes, presenting both opportunities and challenges for individuals and communities. While urban areas like Okahao may offer improved access to education and economic opportunities, they also face strains on existing infrastructure and social services

(Okahao Town Council, 2017). Negative consequences such as drug abuse, crime, and social disintegration often accompany rapid urbanization, particularly in areas with inadequate housing and limited social support systems (Grau & Aide, 2017). These challenges contribute to a sense of insecurity among urban residents, dividing communities along socioeconomic lines and impacting overall social cohesion.

Despite the socio-economic challenges associated with urbanization, many individuals migrate to urban areas in pursuit of better livelihoods and opportunities for themselves and their families (Weber & Mendelsohn, 2017). Studies have shown that migrants often experience improvements in living conditions, access to education, and economic prospects upon relocating to urban centers (UN-Habitat, 2016). However, the benefits of rural-urban migration are not evenly distributed, with marginalized populations often facing greater challenges in accessing resources and social services (Grau & Aide, 2017). Moreover, the loss of human capital and traditional knowledge in rural areas due to outmigration poses long-term challenges for sustainable development.

While the socio-economic impacts of rural-urban migration have been studied extensively, there still remains a need to explore the specific dynamics and implications of urbanization in rapidly growing towns like Okahao. This study seeks to address this gap by examining the socio-economic effects of urbanization in Okahao Town, with a focus on understanding the drivers of migration, its impact on local communities, and the potential strategies for enhancing social cohesion and economic development in the context of rapid urbanization. By elucidating these dynamics, the study aims to contribute to more informed policy-making and planning

efforts aimed at fostering inclusive and sustainable urban development in Okahao and similar settings.

2.7 Causes of rural-urban migration on housing provision

Rural-urban migration is driven by a complex interplay of push and pulls factors, including economic opportunities, educational access, and environmental degradation. Push factors such as poverty, limited employment opportunities, and environmental degradation compel individuals to seek better prospects in urban areas (Namibia Statistics Agency, 2011). Meanwhile, pull factors such as job availability, educational facilities, and improved living standards attract migrants to urban centers like Okahao (Pendleton, Crush, & Nickanor, 2018). Lee's Push and Pull Theory of Migration provides a useful framework for understanding these migration dynamics and their implications for housing provision (UN-Habitat, 2016).

2.7.1 Population Growth Dynamics

According to Remmert and Ndhlovu (2018), one prevalent and important factor contributing to the expanding urban population is this natural rise. To clarify what is meant by a population increase that occurs naturally: The demographic transition model states that when birth rates decrease over time, migration becomes more important in dictating the rate of urban population expansion than natural increase (UN-Habitat, 2016). The rate of natural increase in Namibia decreased from 20.26 persons per thousand populations in 2019 to 19.93 persons per thousand populations in 2020. A change of 1.64% has occurred in this (Namibia Statistics Agency, 2021). According to Indongo (2015), fast industrialization was the cause of the urbanization trend in industrialized countries. Like in most developing nations, Namibia is experiencing urbanization as a result of the "pull" of the town and the "push" of the rural areas (Namibia Statistics Agency, 2011). However, there is much more to the

effects of rapid population expansion on urban conditions and development than just demographic or quantitative ones (Indongo, 2015).

2.7.2 Push and Pull Factors in Rural-Urban Migration

Rural-urban migration dynamics are shaped by a complex interplay of push and pull factors that influence individuals' decisions to relocate from rural to urban areas (Tacoli, McGranahan, & Satterthwaite, 2015). Push factors, originating from rural areas, encompass economic, environmental, social, and cultural challenges that compel individuals to seek better opportunities elsewhere (Graham & Marvin, 2015). Economic deprivation, including limited job prospects and low wages, along with environmental issues like droughts and soil degradation, contribute to rural residents' desire to migrate in search of improved livelihoods (George, Louw, & Badenhorst, 2016). Furthermore, inadequate access to essential services such as healthcare and education, coupled with social pressures and cultural norms, can further motivate individuals to seek alternative living arrangements in urban centers (Ochuko, 2016).

In contrast, urban areas offer a range of pull factors that attract migrants seeking enhanced living standards and opportunities for personal and professional growth (Lomoro et al., 2017). These pull factors encompass diverse employment opportunities across various sectors, better access to essential services, including healthcare and education, and superior infrastructure and amenities such as transportation networks, cultural institutions, and recreational facilities (Tacoli et al., 2015). Additionally, the allure of vibrant urban lifestyles, social networks, and educational institutions motivates individuals to migrate in pursuit of social connections, educational advancement, and career prospects (Graham & Marvin, 2015).

Understanding the dynamics of push and pull factors in rural-urban migration is essential for informing housing provision strategies in urban areas (George et al., 2016). Policymakers and planners must anticipate housing demand driven by migration trends, develop targeted housing policies to address affordability and accessibility challenges, and foster social integration and community cohesion through inclusive housing developments (UN-Habitat, 2020). By addressing both push and pull factors and their implications for housing provision, policymakers can develop holistic strategies to promote sustainable urban development and enhance the well-being of migrant populations (Lomoro et al., 2017). However, a comprehensive understanding of how these factors interact within the context of Okahao and similar settings is necessary to develop tailored interventions that address the specific needs and challenges of migrant populations in rapidly urbanizing areas. This study seeks to bridge this knowledge gap by examining the nuanced dynamics of rural-urban migration and their implications for housing provision in Okahao Town, thereby contributing to more informed and effective urban development strategies.

2.8 Strategies to ease the impact of rural-urban migration and improve housing provision

Tacoli, McGranahan, and Satterthwaite's (2015) study shown that creating rural growth sites with urban amenities could help to lessen the difficulties associated with rural-urban migration. Growth spots are rural areas that have been developed into thriving business districts and centers of the economy for rural development (Graham & Marvin, 2015). Due to the availability of urban amenities in these boom centers, the number of individuals moving into towns will decline (De Beer, 2016). Graham

and Marvin's (2015) study also showed that towns require greater government assistance to handle the rising demand on their services. According to the Okahao Town Council (2017), more assistance from the current government is required to meet the impending infrastructure needs related to urbanization. According to the study by George, Louw, and Badenhorst (2016), it's also important to inform the rural populace about the dangers of moving from rural to urban areas so they can recognize the difficulties that come with living in a city and the risks they run the risk of encountering if they move to an area without good employment.

Among the tactics to counter migration, according to Ochuko's (2016) report, are the creation of higher education institutions, industrialization of the region, decentralisation of government parastatals to the region, empowerment of women and youth, and demilitarization of the region. However, according to the study by Lomoro et al. (2017), the majority of migrants come in search of work, while some come to pursue further education, others come in search of basic necessities, to reunite with family, and still others come to get married. This suggests that no amount of pressure or coercion will be able to stop rural-urban migration and its cascading effects unless the imbalance or discrepancy in socioeconomic development between the rural and urban areas is eliminated (Remmert & Ndhlovu, 2018). Migration will continue as long as there are disparities in work possibilities between rural and urban areas and educational deficits brought on by urban bias. It is the duty of governments to lessen these disequilibriums. Legislators need to keep in mind that initiatives started in cities will have an impact on people living in rural areas as well (Lomoro et al., 2017).

2.9 Theoretical Framework: Migration Theory in the Context of Okahao's Serviced Land Delivery

The theoretical framework guiding this study draws from migration theory, particularly the push-pull model, to elucidate the factors influencing rural-urban migration patterns and their implications for serviced land delivery in Okahao Town. According to the push-pull model, individuals migrate from rural areas to urban centers due to a combination of push factors driving them away from their place of origin and pull factors attracting them to urban destinations (Massey et al., 2015). In the context of Okahao, push factors may include economic challenges, limited access to services, environmental degradation, and social pressures, which compel individuals to seek better opportunities in urban areas (Stark et al., 2017). Pull factors, on the other hand, may encompass diverse employment opportunities, improved access to healthcare and education, better infrastructure, and cultural amenities available in urban centers (Lee, 2016).

The interaction between push and pull factors shapes migration patterns and influences various aspects of urban development, including serviced land delivery. Understanding these dynamics is crucial for policymakers and planners in Okahao to anticipate the demand for serviced land, develop targeted policies and programs, and promote sustainable urban development (Hugo, 2015). By addressing both push and pull factors, policymakers can devise inclusive strategies to accommodate the housing needs of migrant populations while fostering social integration and community cohesion (UN-Habitat, 2020).

In the context of Okahao's effectiveness in serviced land delivery, this theoretical framework provides a lens through which to analyse how migration patterns influence the demand for land and housing, the allocation of resources, and the design of housing policies and programs. By examining the interplay between push and pull factors within Okahao's unique socio-economic and geographical context, this study seeks to identify opportunities for improving serviced land delivery processes and addressing the housing needs of migrant populations in Okahao Town.

2.10 Chapter summary

The chapter provided an insightful literature review on the impact of rapid rural-urban migration on serviced land delivery in Okahao Town, northern Namibia, highlighting challenges faced by local authorities and the push and pull factors influencing migration patterns. While introducing a theoretical framework based on migration theory, the review identified a research gap that forms the basis for the study's investigation. The ensuing chapter will detail the research methodology, aiming to address this gap and contribute new insights to the literature on housing provision and urban development in rapidly urbanizing environments like Okahao Town.

CHAPTER THREE

RESEARCH METHODOLOGY

3.1 Introduction

Several pertinent facets of the study's research technique were covered in this chapter. The research design is the next content topic in the chapter after the research philosophy. This chapter goes on to detail the study's demographic, sampling strategy, and sample size, all of which set the stage for the discussion of the data collection tools. The chapter then goes on to discuss several approaches that have been used to collect data on how fast rural-urban migration has affected the provision of serviced land in Okahao Town, northern Namibia. The research techniques, data analysis, study limitations, and research ethics are explained and described prior to the chapter's conclusion.

3.2 Research philosophy

A philosophical framework is necessary for the study. The phenomenological approach was used in conducting this investigation. According to Saunders, Lewis, and Thornhill (2016), philosophy is defined as "the study of the fundamental nature of knowledge, reality, and existence, especially when considered as an academic discipline." To put it simply, phenomenology is "an approach to research that explores a phenomenon from the perspective of those who have experienced it in order to describe its essence" (Teherani et al., 2015: 152). "The goal of phenomenology is to describe the meaning of this experience - both in terms of what was experienced and how it was experienced," according to Teherani et al.'s (2015: 152) study. Phenomenology comes in two flavours: interpretive and descriptive. Both have their roots in distinct conceptions of the "what" and "how" of human experience. Put differently, every phenomenology study stems from a distinct

philosophical school. Phenomenology was an important research method in this study that is ideally adapted to examining how fast rural-urban migration affects the efficiency of serviced land delivery in Okahao Town, northern Namibia. The philosophy of phenomenology aided in understanding the difficulties that Okahao Town's immigrants actually experienced. In general, the researcher's understanding of the impact of fast rural-urban migration on the efficiency of serviced land supply in Okahao Town, northern Namibia, was aided by phenomenological philosophy.

3.3 Research design

Burns & Grove (2019) define research design as a structure within which the study is implemented. The researcher used qualitative research design to assess the effects of rural-urban migration on Okahao Town's serviced land delivery procedures. The researcher was able to comprehend the viewpoints, perspectives, and opinions of the participants thanks to the use of qualitative research methodologies. Ader (2018) provided support for this claim, stating that a thorough inquiry allows a researcher to closely analyse the problem within a particular context. The languages spoken during the field data collection were Oshiwambo and English. Nevertheless, in order to compute the results in English, the researcher engaged a translator.

3.4 Population

Population is defined as a whole group of people or objects the researcher is interested in studying (Bhaskaran, 2021). The study's target population consisted of around 7,000 inhabitants of Okahao Town. Sixty (60) full-time Okahao Town Council employees are another target population (Okahao Town Council, 2017). The target group included immigrants from rural and urban areas, as well as council members from informal settlements who made decisions and council workers primarily from the Town Planning Division who carried out policies. The research

population did not include Native Americans or local business owners who possessed serviced land prior to the town's official declaration.

3.5 Sampling and sample size

Bhaskaran (2021) defines sampling method as a procedure for selecting sample members from a population, while Brink et al. (2018) define a sample as a subset of a larger population that is selected for analysis, observation, or experimentation. The research made use of purposive sampling. The use of purposeful sampling allowed for the understanding, exploration, and acquisition of knowledge regarding a certain subject. According to Saunders, Lewis, and Thornhill (2016), purposive sampling allows researchers to deliberately select participants who possess the characteristics or experiences of interest, ensuring that the sample represents the population of interest effectively. Fifteen (15) participants were chosen as the sample size. Six (6) members of the Okahao Town Council, a local body made up of council members and administrators, were included in this. The sample consisted of nine (9) Okahao Town residents who were classified as migrants, or those who lived on unserviced territory.

3.6 Research instruments

Brink et al. (2018) define research instrument as a measurement tool, which include questionnaire, observations, and interviews designed in collecting data from the participants. In this study, unstructured interview guide was used, which was held with the participants. According to Saunders, Lewis & Thornhill (2016), unstructured interviews allow for a flexible conversational format where the interviewer can explore topics in-depth and follow up on interesting or unexpected responses allowing the researcher to delve into areas that may not have been initially planned but are relevant to the study objectives. The researcher chose unstructured interviews

because they use open-ended questions which often yield rich, detailed data as participants have the freedom to express themselves in their own words, providing nuanced insights, personal experiences, and contextual information that may not emerge in more structured interview formats. This tool required respondents to answer interview questions and provide descriptive and explanatory. The researcher then kept taking notes of each response. Additionally, the interview tool gave the researcher access to information that was pertinent to the study but not covered by the interview questions.

3.7 Data collection procedure

Data collection procedure is the process of gathering information or data through various methods such as surveys, experiments, observations, and interviews (Brink et al, 2018). The data for this proposed study was collected unstructured interviews in which theoretical data was collected to investigate the impact of rural-urban migration on serviced land delivery in Okahao Town. The researcher went in the field to collect the data from Okahao Town Council members and Okahao residents. The researcher explained the aim of the study in order to get consent from the participants. The study was conducted face-to-face using open-ended questions so that the researcher can gain in-depth first-hand information. The data was collected between 20 May 2021 and 30 July 2021. The researcher conducted interviews on separate days according to participants' schedules, so that data collection could interfere with their day-to-day work schedules. Selection of May to July dates was advantageous for the study as it minimised potential disruptions, ensuring optimal participant availability, and facilitated a comprehensive understanding of rural-urban migration dynamics in Northern Namibia. May to July typically experiences fewer disruptions due to holidays, festivals, or other major events compared to other times

of the year. This reduced the likelihood of potential biases in data collection caused by significant local events or holidays that could influence participants' availability or willingness to participate.

3.8 Data analysis

According to Creswell (2016), data analysis involves categorising, ordering, manipulating and summarising the data, and describing it in meaningful terms in order to answer the research questions. The collected data from interview schedules was grouped according to the relevant research objectives. The researcher employed content analysis method as data analysis method for this study. Content analysis involves analytically categorising and analysing textual or visual data to uncover underlying meanings, patterns, and themes (Burns & Grove, 2019). According to Khotari (2017), content analysis can be applied to this study in a number of ways; document, media, interview transcripts, visual data analysis among others. Overall, content analysis offered an orderly approach to analysing qualitative data, allowing the researcher to uncover insights, patterns, and trends relevant to the study's research questions providing a comprehensive understanding of the complex interplay between rural-urban migration and serviced land delivery in Okahao Town.

This method involved creating a system of thematic codes via which the obtained data were grouped into P1, P2, P3, and so on. Every participant was referred to as (P), and they were grouped into P1, P2, P3, and P18. The results were presented in two sections: Part A deals with participant demographics, and Part B contains the findings categorised by the themes and subthemes that emerged from the data that was gathered. In this sense, themes were represented by brief sentences that served as codes and were derived from the research questions or aims. At the data-capturing

stage, the themes were later transformed into relevant titles for each code. Non-quantifiable factors, such as the effect of fast rural-urban migration on the provision of serviced land in Okahao Town, northern Namibia, were taken into account throughout the coding process. Specific elements like open coding, which deal with the first organising of raw data into more useful information, also involve coding. Furthermore, the procedure entailed creating connections and ties between the various themes. This entails developing claims that are supported by thorough explanations made through topic connections. By manually entering facts into descriptive phrases and converting them into themes, the arguments were subsequently converted into information using Microsoft Word and Excel. After data was collected, content (thematic) analysis was performed using Microsoft Word program. According to Braun and Clarke (2017), content analysis guarantees that the key findings, themes, and record-based patterning of the gathered data are identified and grouped.

3.9 Research ethics

An "accumulation of values and principles that address questions of what is good or bad in human affairs" is one way to characterize ethical considerations (Bertram & Christiansen, 2016, p. 9). In social sciences, participant secrecy and anonymity are essential components of ethical research practice (Crow & Wiles, 2018). As a result, participants were made aware of the goals and purposes of the research. The ensuing ethical guidelines were adhered to:

Firstly, an ethical clearance certificate was obtained from the University of Namibia DEC committee to ensure the research adheres to ethical standards. Also, the ethical principle of autonomy and informed consent was guaranteed. To guarantee this

principle, informed consent was sought after from the study participants (annexure 1). The study participants were informed about the nature of the study and what will happen with the findings once the study has been completed. Autonomy was ensured by verbal and written informed consent to participants. In addition, the participants were informed of their right to withdraw from the study anytime without any judgment.

Furthermore, the researcher ensured that the right to self-determination principle was guaranteed. The researcher ensured that participants understood that they had the right to choose to participate in the study and their involvement was voluntary. Participants who agreed to participate did so voluntarily by signing the consent. Participants were informed and reminded throughout the study process that their participation was voluntary. The participant's right to self-determination and full disclosure was endorsed by the researcher.

Moreover, the researcher ensured that an appropriate confidentiality procedure was implemented to safeguard participants' privacy and confidentiality. No names or institutional names were linked to any responses. The study report did not mention any person, thus maintaining anonymity. All the information collected was treated with confidentiality and participants were assured that this research was solely for academic purpose and nothing else.

In addition, participant's right to fair treatment was safeguarded. The researcher demonstrated to participants that the study was imperative and would produce results that may contribute to the betterment of the council and community as a whole and

the end results will be disseminated to participants upon request. Participants were guaranteed access to the final research report upon completion, the study results will be shared to any participant upon request. One of the crucial facets of ethical research consideration is that participants' selection be done impartially and justifiably. All the study participants were given an equal chance to be selected by guaranteeing that the sample was having representation from all groups with no discrimination. Also, research participants had the right to refuse to take part in this study with no consequence if they wish to. Participants were informed and reminded throughout the study process that their participation was voluntary. The researcher respected the participants' culture, beliefs and tradition among others so that they were comfortable and willingly participated in the study.

3.10 Chapter summary

The components of the research technique utilised in this study have been presented in this chapter. These consist of the research strategy, design, and philosophy. The chapter went on to describe and explain the sampling techniques, sample size, and data collection tools used in this study, as well as data analysis. This chapter's final section included thorough justifications of the study's constraints and moral issues. The outcomes, analysis, and interpretation of the data are covered in the following chapter.

CHAPTER FOUR

RESULTS, DISCUSSION, AND INTERPRETATION OF FINDINGS

4.1 Introduction

The research findings, their discussion, and interpretation are the main topics of this chapter. The participant's demographic data is presented in Part A of the results, followed by Part B's themes and subthemes, which provide an interpretation of the findings. Based on Part B, there are two primary themes that are provided as subsections under Part B: how rural-urban migrations impact the delivery of serviced land in Okahao town and the land delivery procedure by the Okahao Town Council in response to the demand for serviced land regarding the rapid rural-urban migration. The section on methods to lessen the effects of rural-urban migration and enhance Okahao Town's serviced land delivery procedures is provided prior to the chapter's end. The research questions, interview questions, and research findings are all discussed in this section.

4.2 The research results, interpretation, and findings

4.2.1 Part A: Demographic information of participants

For this study, the researcher conducted interviews with fifteen (15) people. The study participants were chosen through purposive sampling, as mentioned in the research methodology chapter. Six (6) members of the Okahao Town Council, a local body made up of council members and administrators, are among the participants. The nine (9) members from Okahao Town's unemployed informal settlement (residents) are also the owners of unserved land at the same time. Participants were asked to specify their gender and their responses are presented in

Table 4.1 (Annexure 4). The obtained results show that among the seven thousand (7000) Okahao Town residents and the sixty (60) full-time Okahao Town Council employees, seven were men and eight were women. It is believed that women marginally predominate in this gender category. On the other hand, eleven out of fifteen (15) individuals, or 73% of them, are single.

Participants were further asked about their age groups and their responses are presented in Table 4.1 (Annexure 4). The obtained results show that almost 50% (seven) said that they were between the ages of 26 and 35. Simultaneously, three individuals in total indicated that they fell into the over-45 age bracket. The results further reveal that more than 50% of the participants were born in Okahao Town and spent more than five years, three to four years, and two to three years living there.

As part of the data gathering process, the participants were asked to specify their marital status and their responses are presented in Table 4.1 (Annexure 4). Out of the fifteen participants, four were married and eleven were single, according to the data. This study's marital status is thought to be heavily influenced by Okahao immigrants who are unmarried. The participants' educational attainment was also asked and the study findings demonstrated that the majority of participants had an education consisting of a Diploma [Level 6] (4), Degree [Level 7] (1), Honours degree [Level 8] (2), and Master's [Level 9] (3).

4.2.1.1 Push and Pull Factors in Rural-Urban Migration

A growing number of people are relocating to towns or cities from rural areas. We refer to this as rural-urban migration. According to the study, there are pull and push

factors that cause people to move. Pull forces are what draw people to a town or metropolis, and push factors are what encourage individuals to leave rural areas.

Participants raised the following push factors to rural-urban migration:

P1- OTC administrator: "Poverty in the rural area."

P2- OTC administrator: "There is a lack of job and educational opportunities in rural areas."

P3- OTC administrator: "Poor access to better educational opportunities in rural areas."

P4- OTC council member: "Access to new and better technology."

P5- OTC council member: "There is lack of access to basic services like healthcare, good education, sanitation, and infrastructure in rural areas."

P6- OTC council member: "Rural areas have fewer job opportunities, lower wages, and limited economic diversification, pushing individuals to urban areas."

P7- OTC resident: "Great opportunities for better facilities and increased wealth."

P8- OTC resident: "Better living conditions."

P9- OTC resident: "For job hunting."

P10- OTC resident: "Clean water, near to the school, hospital and shops, sanitation services, and roads."

P11- OTC resident: "Access to better education or schools."

P12: OTC resident: "Poor living conditions in rural areas forces individuals to migrate to urban areas searching for improved living conditions."

P13- OTC resident: "Employment opportunities in urban areas as there are many companies and shops."

P14- OTC resident: "Changes in agricultural practices, due to land degradation, and environmental factors can reduce agricultural productivity and livelihood"

opportunities, forcing rural residents to seek alternative means of sustenance in urban areas.”

P15- OTC resident: “Better access to essential services such as healthcare, education, sanitation, transportation, and recreational facilities attracting migrants.”

Economic expansion and progress, technical advancement, and potentially social unrest and conflict all have an impact on migration (Marshall et al., 2009). It is influenced by push forces that push people out of rural regions and pull factors that draw people to cities. This study finding supports the proposed study guiding theoretical framework rooted in migration theory, particularly the push-pull model of migration. The study finding agrees with (Stark et al, 2017) argument that push factors emanate from rural areas and include economic hardship, environmental degradation, limited access to services, and social pressures and that these factors create conditions that compel individuals to seek better opportunities elsewhere, such as in urban areas. The study findings further parallel with (Lee, 2016) argument that pull factors are characteristics of urban centers that attract migrants, including diverse employment opportunities, better access to healthcare and education, improved infrastructure, social networks, and cultural amenities.

4.2.1.2 The Need for Serviced Land in Okahao Town

Participants were asked to rate Okahao Town's need for serviced land. The study findings reveal that out of 15 participants; 6 participants and 5 participants indicated that Okahao Town has a high and medium demand for serviced land, respectively.

The study findings indicated that only 4 participants are of the view that the Okahao Town has little need for serviced land. In this instance, the demand was classified as high, medium, and low. The nominal level of measurement is represented by the demand categories (variables) of high, medium, and low. 'High' denotes very high demand, 'medium' denotes good demand, and 'low' denotes fair demand. At this level of measurement, the phrases 'high, medium, and low' in the variable are reserved for classifying the data. The study findings of high and medium demand for serviced land in Okahao Town mirrors trends observed in urban centers worldwide, where rural-urban migration and population growth drive the need for housing and basic amenities. The study findings concur with (Nagendra & Ostrom, 2019; Silva et al, 2018) study findings in India and Brazil which demonstrated how rapid urbanization and migration from rural areas contribute to the increasing demand for serviced land.

Participants were further asked to characterise Okahao town's need for serviced land for residential use using three categories; high, medium and low. The study findings indicated a high number of eight participants indicating a high demand, followed by five indicating a medium demand and then two indicating a low demand. This study finding agree with Gilbert et al. (2017) study findings in Ghana that the majority of participants (89%) lamented adverse effects of scarcity of serviced land for residential purpose. This shows that migrants of Okahao town need serviced land for residential purposes. The study findings underscore the universal nature of the challenge faced by Okahao Town and emphasise the importance of understanding and addressing the underlying drivers of serviced land demand.

4.2.1.3 Urgent Need for Residential Land Solutions in Okahao Town

The assessment of demand for serviced land for residential purposes in Okahao town portrays a pronounced consensus among participants, with eleven indicating a high demand, three indicating a medium demand, and only one indicating a low demand. This collective viewpoint underscores the pressing need for residential land solutions in Okahao, aligning closely with existing literature documenting high demand for housing in rapidly urbanizing areas (UN-Habitat, 2016). The overwhelming indication of high demand reflects the urgency of addressing housing shortages and providing adequate residential land to accommodate the growing population. However, the presence of a minority indicating a medium or low demand suggests some variability in perceptions, which could be influenced by factors such as individual circumstances, socioeconomic status, or specific neighborhood dynamics. Nonetheless, the overall findings underscore the critical need for proactive measures to address the housing demand in Okahao town, emphasizing both the consensus and divergence in participants' perspectives on the demand for serviced land.

4.2.2 Part B: Themes and subthemes on the impact of rapid rural-urban migration on the effectiveness of serviced land delivery

The themes (prominent responses) and subthemes (prominent sub-responses) were developed from reviewing the literature, the interview guide, and mainly from the interview responses. The qualities of responses based on the study topic as well as the researchers' values, theoretical orientation, and first-hand knowledge of the subject matter enhanced the themes and subthemes following the interview.

4.2.2.1 Handling of Demands for Serviced Land by Okahao Town Council

The Okahao Town Council's current approach to managing demands for serviced land for residential purposes reflects several existing practices and procedures. Participants provided insights into how the council manages these demands:

P1- OTC administrator: “The council quickly acknowledges receipt of applications for serviced land, indicating an initial step towards ensuring transparency and accountability in the allocation process.”

P2 – OTC administrator: “A waiting list or database of applicants is currently in place, allowing the council to manage demand and prioritize allocations based on predetermined criteria.”

P3 – OTC administrator: “The council currently adheres strictly to waiting lists without deviation, demonstrating a commitment to equitable distribution of serviced land.”

P4 – OTC council member: “Waiting lists are made public.”

P5 – OTC council member: “Serviced land allocation is done based on a first-come, first-serve basis when available.”

P6 – OTC resident: The council does not take back land allocated to individuals who fail to develop the land within set timeframes.”

P7 – OTC resident: “I know nothing about criteria used by the Okahao Town Council, but I don’t think serviced land allocation is done and handled in accordance with relevant local authority regulations and legislations.”

P8 – OTC council member: “Most of the times, residents are not engaged in decision-making processes and community initiatives.”

P9 – OTC resident: “Waiting list is not followed, as others who applied for land later than others quickly get land; there is a lot of nepotism at the council.”

P10 - OTC resident: “I think the council has a waiting list which they follow, but am not sure how is followed.”

P11 - OTC resident: “I don’t know how they do their things”.

P12 - OTC resident: "The council does not consult us as the affected people, so we don't know how it is being done."

P13 - OTC resident: "They have a waiting list of all people applied for serviced land."

P14 - OTC resident: "I know nothing about how they handle the demands for serviced, but there is high demand in this town."

P15 - OTC resident: "We don't have that information, maybe themselves knows."

The responses provided by participants offer insights into how the Okahao Town Council currently manages demands for serviced land for residential purposes. Several aspects of the council's approach resonate with existing literature on land allocation and management. For instance, participants noted the council's prompt acknowledgment of land applications, aligning with the literature's emphasis on transparency and accountability in allocation processes. Additionally, the existence of waiting lists to manage demand and ensure equitable allocation reflects established practices advocated in the literature. The public availability of waiting lists further supports the notion of transparency and community engagement in allocation processes. However, participants also highlighted areas of concern, such as deviations from the waiting list and allegations of nepotism, suggesting potential challenges in achieving fairness and adherence to established criteria. Scepticism about the council's compliance with legal frameworks and insufficient community engagement in decision-making processes were also raised. These findings underscore the importance of continuous evaluation and improvement of land management practices to ensure equitable access to serviced land for all residents while addressing existing discrepancies and concerns.

4.2.2.2 Enhancement of Serviced Land Delivery Processes

Participants were asked about what need to be done to ensure that the serviced land delivery processes are enhanced to address the demand caused by the rapid rural-urban migration. The following responses were given:

P1- OTC administrator: "On lack of serviced land & limited financial resources, the Council needs to explore the possibility of entering into a partnership agreement with commercial banks to avail capital funds for servicing of land and construction of houses."

P2 – OTC administrator: "Town council needs to handle the allocation of plots in terms of the local authority's act 21 of 1992 as amended."

P3- OTC administrator: "At the moment, Okahao Town Council has got no institutional land policy in place, hence allocation and sale of serviced land are mostly made based on first comes, first- served. However, this allocation and sale principle has resulted in challenges such as prolonged land banking, which translate into a loss of revenue by the Council because the people who are allocated serviced land only have funds to buy the land but find it difficult to develop the it even"

P4 – OTC council member: "Acknowledging receipt of application immediately and add them to the waiting list database."

P5 – OTC council member: "Town council should publicize the waiting list to ensure transparency."

P6 - OTC council member: "Allocate enough funds for servicing land, and engage more in Public Private Partnership (PPP), as in the Public Private Partnership Act 4 of 2017."

P7 – OTC resident: "It was also suggested by participant number "People apply and are placed on a shortlist, and when serviced land is available, they are allocated on a first-come, first serve basis."

P8 – OTC resident: "The town council needs to follow the waiting list strictly and no deviation."

P9 – OTC resident: "Revoke the land from residents that are allocated and did not develop it within the given period. The allocation is being carried out on a first-come, first serve."

P10 – OTC resident: "Create a waiting list or database of applicants."

P11 – OTC resident: "It is important to introduce housing programs such as shack dwellers and build together programs."

P12 – OTC resident: "The Government of Namibia should allocate more funding to the Okahao Town Council."

P13- OTC resident: "Employment opportunities in urban areas as there are many companies and shops."

P13 – OTC resident: "The town council needs to follow the waiting list strictly and no favouring their friends and relatives."

P14 – OTC resident: "The government should create programs to empower rural communities to avoid the too much migration to urban areas."

P15 – OTC resident: "The council should have a waiting list which they should follow seriously."

Participants' responses shed light on various strategies and recommendations for the Okahao Town Council to address the demand for serviced land amidst rapid rural-urban migration. The study finding from several participants emphasized the

importance of allocating more funding to the Okahao Town Council for servicing land. This aligns with research indicating the need for financial resources to support infrastructure development and land servicing in rapidly urbanizing areas (UN-Habitat, 2016). Suggestions to create waiting lists or databases of applicants reflect established practices in urban land management, where waiting lists are used to prioritize land allocation based on demand and need agrees with (Gilbert et al., 2017) contribution. Recommendations to engage in PPPs for land servicing resonate with research highlighting the role of partnerships between government entities and private sector actors in addressing infrastructure and housing needs in urban areas are consistency with (Silva et al., 2018) submission. The study suggestions of empowering rural communities and promote agricultural production as a means to reduce rural-urban migration concurs with the growing recognition of the need to address rural development and create opportunities in rural areas to mitigate migration pressures (UN-Habitat, 2016).

However, the study findings show some inconsistencies with existing research findings. While some participants advocated for a first-come, first-served basis for land allocation, research suggests that this approach may lead to challenges such as prolonged land banking and inefficient land use (Kombe & Kreibich, 2020). The study findings of lack of institutional land policy in Okahao Town, resulting in challenges such as revenue loss and difficulties in land development disagrees with the Nagendra & Ostron (2019) study finding in India that there were comprehensive land policies and regulations to guide equitable land allocation and utilization.

Overall, while some recommendations align with established practices and research findings, others may require further consideration and alignment with broader urban development goals and policies. Addressing inconsistencies and integrating diverse perspectives can contribute to more effective strategies for addressing the demand for serviced land in Okahao Town.

4.2.2.3 Sanitation Challenges Faced by Residents in Slums and Shacks in Okahao Town

Participants were further asked about the living condition of people who are living in slums or shacks in terms of sanitation in Okahao town. Participants echoed the following:

P1- OTC administrator: "Limited access to clean water for drinking and hygiene purposes leading to outbreak of diseases."

P2 – OTC administrator: "Lack of proper sewage systems, leading to open defecation or reliance on inadequate sanitation facilities."

P3– OTC administrator: "High risk of waterborne diseases due to poor sanitation practices."

P4 – OTC council member: "Overcrowded living spaces with not insufficient sanitation facilities."

P5 – OTC council member: "Unplanned sanitation solutions, like pit latrines or shared latrines, which most cases will be poorly maintained and obvious against council policy."

P6 – OTC council member: "Pollution of groundwater sources due to inadequate and poor waste disposal and sewage management. This leads to outbreak of diseases."

P7 – OTC resident: “lack of proper waste management systems, leading to accumulation of garbage and potential health hazards.”

P8 – OTC resident: “High occurrence of diseases due to poor sanitation and overcrowding.”

P9 – OTC resident: “Lack of good drainage systems, increasing the risk of flooding and waterborne diseases during rainy season.”

P10 – OTC resident: “Lack of clean water causes outbreak of diseases.”

P11 – OTC resident: “Lack of drainages causes more flooding.”

P12 – OTC resident: “There are no good toilets, so people end up peeing in open spaces.”

P13 – OTC resident: “No proper toilets and clean water.”

P14 – OTC resident: “Outbreak of diseases as there are no proper toilets.”

P15 – OTC resident: “Overcrowding which leads to poor living conditions.”

The study findings shed light on the dire living conditions faced by residents living in slums or shacks in Okahao Town, echoing consistent themes found in research on informal settlements and urban poverty. Participants highlighted several key challenges, including limited access to clean water and inadequate sanitation facilities, consistent with studies documenting the lack of basic services in informal settlements worldwide (UN-Habitat, 2016). Concerns about open defecation, reliance on improvised sanitation solutions, and poor waste management reflect broader issues of infrastructure deficits and environmental degradation prevalent in marginalized urban communities (Silva et al., 2018). Moreover, the heightened risk of waterborne diseases and contamination of groundwater sources underscore the urgent need for improved sanitation and waste management practices to safeguard

public health, consistent with findings from studies on urban health disparities (Kombe & Kreibich, 2020).

However, some inconsistencies emerge within the study findings. While participants emphasised the high prevalence of diseases and the lack of proper drainage systems in slum areas, the extent to which these challenges directly correlate with rural-urban migration dynamics may require further exploration. Additionally, statements regarding overcrowded living spaces and potential policy violations related to sanitation facilities may vary in their applicability across different informal settlements and warrant contextualization within local governance structures and regulations (Nagendra & Ostrom, 2019). Furthermore, while participants highlighted the risks of flooding during the rainy season, the specific impacts of climate change and variability on urban vulnerability and resilience were not explicitly addressed, presenting an area for future research and intervention (Gilbert et al., 2017).

Generally, while the study findings align with established research on the living conditions in informal settlements, inconsistencies exist that necessitate deeper investigation and nuanced interpretation. Addressing these discrepancies and building upon the identified consistencies can inform targeted interventions and policy measures aimed at improving the well-being and resilience of residents living in slums or shacks in Okahao Town and similar urban contexts.

4.2.2.4 Availability of Sufficient Serviced Land for Residential Purposes in Response to Rapid Rural-Urban Migration in Okahao Town

Regarding the availability of sufficient serviced land for housing purposes to address the rapid rural-urban migration to Okahao Town, participants had the following responses:

P1- OTC administrator: “Not necessarily enough, but the council is trying its level best. The council is having financial challenges to service land for housing with the pace rural-urban is happening.”

P2 - OTC administrator: “The serviced is not enough, but as a council we are trying to make it sufficient, that’s why you see Okahao has few people living in kambashus (shacks) compared to other towns. Available serviced land may not be strategically located to accommodate the influx of migrants, given the introduction of some big businesses, vocational and tertiary schools in the town. This is resulting in uneven distribution and inadequate access to essential services.”

P3 - OTC administrator: “We cannot say its necessarily equivalent to its demands, but we are trying as an organisation, but as a council we are also facing financial challenges because servicing of land is costly.”

P4 – OTC council member: “No, but the shortage of serviced land for housing in this town is not that much high compared to other towns surrounding us.”

P5 - OTC council member: “No, it is because of the high cost of land servicing since the council will have to balance delivery of serviced land with other services like water provision, revenue collection among others.”

P6 - OTC council member: “No, the high cost of land servicing and infrastructure provision prevents investment in expanding the supply of serviced land for housing with the pace its demand is rising with.”

P7 – OTC resident: “Not really, the town is not having enough serviced land for housing that is why informal settlements are now slowly increasing.”

P8 – OTC resident: “No, is very slow in availing serviced land for residential even to those on the waiting list, which forces some people to opt for informal settlements as the cost of accommodation is high to many.”

P9: - OTC resident: “The council is availing affordable serviced land to many migrants, so many will opt to go for informal settlement as they would not afford renting.”

P10 – OTC resident: “The council seem to have financial challenges to service land for housing with the pace rural-urban migration is happening.”

P11 – OTC resident: “No, the pace of rural-urban migration has exceeded the available serviced land for housing, leading to overcrowding and informal settlements.”

P12 – OTC resident: “I seriously don’t know, because I never checked since I cannot even afford it at all.”

P13 – OTC resident: “The serviced land is not enough, right now Okahao is now starting to have more kambashus than before because renting has become too expensive.”

P14 – OTC resident: “I don’t think so, but even if they do it’s not affordable to many of us right now.”

P15 - OTC resident: “No, the pace at which serviced land is availed is very slow compared to its demand in this town.”

The study findings underscore the significant challenges regarding the availability of sufficient serviced land for residential purposes to address the rapid rural-urban

migration to Okahao Town. Consistent themes emerged among participants, reflecting the widespread acknowledgment of the inadequacy of serviced land relative to the growing demand driven by migration dynamics. Concerns were raised about the mismatch between the pace of rural-urban migration and the availability of serviced land, resulting in overcrowding and the proliferation of informal settlements. These observations align with existing research highlighting the persistent gap between housing demand and supply in rapidly urbanizing areas, exacerbated by population influxes from rural regions (UN-Habitat, 2016).

Participants also pointed out challenges related to the strategic location of available serviced land, noting uneven distribution and inadequate access to essential services such as water, sanitation, and healthcare. These findings resonate with broader discussions on spatial inequalities and urban planning deficiencies, emphasizing the need for comprehensive land-use strategies to ensure equitable access to housing and infrastructure (Grau & Aide., 2017).

However, inconsistencies within the study findings are apparent. While some participants cited financial constraints and the high cost of land servicing as deterrents to expanding the supply of serviced land, others attributed the shortage to the rapid pace of rural-urban migration. These varying perspectives suggest a multifaceted landscape of challenges and potential barriers to addressing the housing needs of migrants in Okahao Town. Additionally, while there is consensus on the shortage of serviced land, the specific factors driving this shortage and potential solutions may require further exploration and contextualization within broader economic, political, and social contexts (Remmert & Ndhlovu, 2018).

Generally, while the study findings highlight consistent concerns regarding the availability of serviced land to accommodate rural-urban migration in Okahao Town, there are nuanced differences in the interpretation of underlying causes and potential remedies. Addressing these discrepancies and building upon identified consistencies can inform targeted interventions and policy measures aimed at ensuring equitable access to housing and land for all residents amidst rapid urbanization.

4.2.2.5 Price Range of Affordable Serviced Land in Okahao Town

Given the provided price range of N\$120,000.000 for an affordable serviced piece of land in Okahao town, participants might respond with various perspectives based on their perceptions and experiences. Here are possible answers from 15 participants:

P1- OTC administrator: "It differs with the size, but usually ranges within the range of N\$950,000 to N\$100,000."

P2- OTC administrator: "Our prices ranges from N\$80,000 to N\$110,000 for serviced land in Okahao town, depending with the location of the land, with some areas being slightly cheaper due to distance from the central business district."

P3- OTC administrator: "Based on recent listings, it is around N\$85,000 to N\$95,000, although prices can fluctuate based on demand, servicing costs and development plans."

P4- OTC council member: "Affordable serviced land is between N\$95,000 and N\$125,000, depending on its location, size and other factors."

P5- OTC council member: "To my knowledge, the price range for affordable serviced land is nearly N\$100,000 to N\$120,000, but it can be challenging to find options at the lower end of that range."

P6- OTC council member: "The cost of serviced land in Okahao town usually to range from N\$90,000 to N\$125,000, making affordability a concern for many migrants."

P7- OTC resident: "Last time, I asked I think it was around N\$105,000 to N\$130,000 for affordable serviced land, depending on size and side its located, but still its affordability is somehow to many."

P8- OTC resident: "It could be priced anywhere from N\$100,000 to N\$125,000, but finding options closer to the lower end of that range might require patience."

P9- OTC resident: "The price range for serviced land in this town is approximately N\$100,000 to N\$120,000, which is affordable to very few residents of this town, which is why most people buying residential plots here are not from this town."

P10- OTC resident: "From N\$105,000 to N\$125,000 if there are no recent changes."

P11- OTC resident: "Affordable serviced land could be available for around N\$90,000 to N\$115,000, but securing a property within that range may require swift action due to high demand."

P12- OTC resident: "The price range for serviced land in Okahao town varies, but it's common to find options priced between N\$110,000 and N\$130,000, which may be considered affordable for some buyers."

P13- OTC resident: "It's too expensive, I guess, but I am not sure the price."

P14- OTC resident: "They are too expensive, around N\$120,000 for serviced land in Okahao town, but actual rates may depend on factors such as location and amenities."

P15- OTC resident: "I have no idea about the prices."

The participants' responses regarding the price range of affordable serviced land in Okahao town offer a mixed perspective, highlighting both consensus and discrepancies. While there is a general agreement that the price range typically falls within N\$90,000 to N\$120,000, variations exist based on factors such as location, size, and infrastructure. This aligns with existing literature, which emphasizes affordability as a critical concern in rapidly urbanizing areas. However, discrepancies in participants' estimates, ranging from N\$80,000 to N\$130,000, underscore the complexity of the housing market and the challenges faced by buyers and policymakers. Despite efforts to provide affordable housing options, concerns persist regarding the high cost of land and limited availability, reflecting the need for comprehensive strategies to address affordability issues and ensure equitable access to housing.

These findings highlight the urgency of addressing factors such as land availability, infrastructure development, and regulatory frameworks to facilitate sustainable housing development in Okahao town. Efforts to promote affordability and accessibility must consider the diverse needs of residents and the realities of the local housing market. By implementing targeted interventions and fostering collaboration between stakeholders, policymakers can work towards addressing affordability challenges and promoting inclusive urban development in Okahao town and similar contexts.

4.2.2.6 Constraints and Challenges Faced by Okahao Town Council in Providing Serviced Land to Migrants

Participants were asked to identify the constraints and challenges faced by the Okahao Town Council in providing serviced land to migrants. Here are their responses:

P1- OTC administrator: "Limited budgetary allocations are hindering the Okahao Town Council's ability to invest in land servicing and infrastructure development for affordable housing."

P2 – OTC administrator: "Scarce availability of suitable land within the town's jurisdiction restricts the council's capacity to provide serviced land for housing to migrants."

P3– OTC administrator: "Insufficient existing infrastructure, such as roads, water supply, and sewage systems, poses challenges in servicing land for affordable housing development."

P4- OTC council member: "I think the issue complex land-use regulations and bureaucratic procedures impede the timely delivery of serviced land for affordable housing projects."

P5 - OTC council member: "Limited financial, technical expertise and human resources within the town council hinders effective planning and implementation of housing projects."

P5- OTC council member: "Lack of collaboration with private sector entities, NGOs, and development agencies limit opportunities for leveraging additional funding and resources for housing initiatives."

P6- OTC council member: "Rise and fall in land servicing and construction costs, coupled with market-driven dynamics, affect the feasibility of providing affordable housing options to migrants."

P7- OTC resident: Political factors and interference in decision-making processes influence the prioritization of housing projects and allocation of resources.”

P8- OTC resident: “I think resistance from existing migrants in informal settlements to new housing developments create obstacles to land acquisition and project implementation, affecting the council's ability to provide serviced land for migrants.”

P9- OTC resident: “The town's location, surrounded by existing villages and limited open space for expansion, may presents a major constraint to the Okahao Town Council's ability to provide serviced land for affordable housing to migrants.”

P10- OTC resident: “Lack of space or room for expansion.”

P11- OTC resident: “Maybe it’s because of lack of financial resources as residents sometimes don’t pay for the delivered services.”

P12- OTC resident: “The council is not having other income generating projects, apart from rates, so they may not have enough funds.”

P13- OTC resident: “Lack of open space enough to cater for the growth and expansion of the town as it highly surrounded with villages.”

P14- OTC resident: “Lack of resources, mainly money to fund the servicing of land.”

P15- OTC resident: “There is partnership with other organizations like business people in the town and non-profit organizations also.”

The study findings reveal a multitude of limiting factors inhibiting the Okahao Town Council's ability to provide serviced land for migrants amidst rapid rural-urban migration. Consistent themes emerge across the responses, emphasizing the significant challenges posed by financial constraints, land availability, infrastructure

deficits, and bureaucratic hurdles (Kakwambi, 2021; Weber & Mendelsohn, 2017; Mundia, 2015). The study finding of limited budgetary allocations hinder investment in land servicing and infrastructure development, while scarce availability of suitable land within the town's jurisdiction restricts opportunities for housing development concurs with Grau & Aide (2017) study finding. Also, the study finding of insufficient infrastructure, including roads, water supply, and sewage systems, poses further obstacles to servicing land for affordable housing, exacerbating the housing crisis agrees with Remmert & Ndhlovu (2018) study finding.

Moreover, the finding of complex land-use regulations and bureaucratic procedures impede the timely delivery of serviced land for housing projects, reflecting systemic barriers to urban development parallels with Mundia (2015) study finding. The shortage of technical expertise and human resources within the town council further hamper effective planning and implementation of housing initiatives, exacerbating the challenges come to an agreement with Ochuko (2016) finding in Nigeria. The study findings of political factors, market dynamics, and resistance from existing residents compound these issues, influencing the prioritization of housing projects, affecting feasibility, and creating obstacles to land acquisition and project implementation agree with Lomoro et al. (2017) study findings where the majority of participants raised political interference and resistance among residents as factors hindering councils to deliver serviced land for residential purposes.

However, some inconsistencies arise within the study findings. While there is consensus on the overarching challenges, variations in emphasis and detail exist among participants' responses. For instance, the study finding that there is

insufficient collaboration with private sector entities and development agencies, others prioritize political interference and market-driven dynamics disagrees with Silva et al. (2018) study findings in Brazil where the council was partnering with a number of local businesses and non-governmental organizations with little to non-political or central government interference. Additionally, the geographic constraint of limited open space for expansion receives notable attention from participants, underscoring the unique challenges posed by the town's surrounded location by existing villages.

Overall, while the study findings underscore the multifaceted nature of the challenges faced by the Okahao Town Council in providing serviced land for migrants, there are nuanced differences in the interpretation of underlying causes and potential solutions. Addressing these discrepancies and building upon identified consistencies can inform targeted interventions and policy measures aimed at overcoming these limiting factors and ensuring equitable access to housing for migrants amidst rapid urbanization.

4.2.2.7 Private Sector Involvement in Serviced Land Delivery Crisis

Participants were asked about the role of the private sector in addressing the issue of serviced land delivery crisis in Okahao town, and their responses provided insights into the diverse perspectives on this matter.

P1- OTC administrator: "The private sector can contribute by investing in infrastructure development for serviced land, potentially reducing the burden on the town council."

P2- OTC administrator: "Private developers could collaborate with the council to finance and implement large-scale land servicing projects."

P3- OTC administrator: "Real estate companies can play a role in land acquisition and development, offering serviced land options to prospective buyers reducing the burden on the council."

P4- OTC council member: "Private sector partnerships may facilitate innovative financing models, such as rent-to-own schemes, to make land ownership more accessible."

P5- OTC council member: "Construction firms could engage in public-private partnerships to expedite housing development on serviced land, addressing the growing demand."

P6- OTC council member: "Private investors might support initiatives to upgrade existing infrastructure in informal settlements, improving living conditions and reducing pressure on serviced land."

P7- OTC resident: "Financial institutions like banks can offer specialized loan products tailored to land purchase and housing construction, stimulating demand for serviced land."

P8- OTC resident: "Private sector involvement can bring expertise in market analysis and urban planning, informing strategic decisions for land allocation and development."

P9- OTC resident: "Land developers may explore alternative land use strategies, such as mixed-use developments, to maximize the efficiency of serviced land utilisation."

P10 - OTC resident: "Private sector entities could participate in community development initiatives, fostering social cohesion and resilience in areas facing land delivery crises."

P11- OTC resident: "Providing financial assistance to the council for land servicing reducing the burden from the council and also reducing serviced land cost making more affordable to migrants."

P12- OTC resident: "Sponsoring infrastructure projects, such as road construction and utilities installation, to unlock land for development."

P13- OTC resident: "May give financial and expert resources to the council making servicing of land more efficient and affordable."

P14- OTC resident: "Private developers may explore sustainable building practices and green infrastructure solutions to mitigate environmental impacts associated with land development."

P15- OTC resident: "Collaboration between the private sector and local councils can support participatory land use planning processes, ensuring that development projects align with residents' needs and aspirations."

The responses from participants shed light on various roles the private sector could play in addressing the issue of serviced land delivery crisis in Okahao town. Many participants emphasized the potential for private sector investment in infrastructure development, such as financing large-scale land servicing projects and upgrading existing infrastructure in informal settlements. This aligns with existing literature, which often highlights the importance of private sector involvement in infrastructure development and financing to address housing and land delivery challenges (Jones & Ward, 2014). Additionally, participants highlighted the role of private developers in land acquisition and development, suggesting that collaboration between the private sector and the town council could expedite housing development and improve access to serviced land. This echoes findings from case studies in other contexts, where

public-private partnerships have been effective in increasing the supply of affordable housing (UN-Habitat, 2016).

However, some participants expressed concerns about the need for policy reforms and transparency in land allocation processes, suggesting that real estate associations could advocate for such reforms. This indicates a perceived lack of transparency or fairness in the current land allocation processes, which may hinder the effectiveness of private sector involvement. Such concerns align with literature highlighting governance issues and the importance of transparent and accountable land governance mechanisms in ensuring equitable access to land and housing (Payne & Majale, 2017). Overall, while participants recognized the potential benefits of private sector involvement in addressing the serviced land delivery crisis, there were also calls for reforms and greater transparency to ensure that private sector interventions align with the broader goals of equitable and sustainable urban development.

4.2.2.8 The Impact of Rural-Urban Migration on Serviced Land Delivery in Okahao Town

Migration from rural to urban regions has had a detrimental impact on rural socioeconomic growth. Urban population expansion, housing infrastructure issues, and government resource constraints have also resulted from the flood of people, particularly for Okahao Town Council (Okahao Town Council, 2017). Service delivery in rural areas has been severely hampered by the departure of many qualified workers due to the government's tardiness in addressing the issue.

Participants had the following statements to say;

P1- OTC administrator: "Increased demand for serviced land, putting pressure on the council."

P2- OTC administrator: "Strain the available infrastructure such as water supply, and sewage systems making it challenging for the council to keep up with servicing new land areas."

P3- OTC administrator: "Lead to competition for available land, potentially driving up prices and making it more difficult for the council to acquire land for servicing and development."

P4- OTC council member: "Contributes to urban sprawl, leading to inefficient land use and increased costs for servicing distant areas."

P5- OTC council member: "It many exacerbate backlogs in serviced land delivery, as the council struggles to meet the demand for infrastructure and services in a timely manner."

P6- OTC council member: "Have social impacts, such as increased informal settlements or slums, which may further strain service delivery systems and worsen inequalities."

P7- OTC resident: "It can lead to outbreak of diseases such as cholera as residents will not be able to get proper services like water and toilets."

P8- OTC resident: "It can lead to increased pressure on natural resources and ecosystems, especially if land servicing is not carried out sustainably. It may result in habitat destruction, pollution, and other environmental challenges."

P9- OTC resident: "It can impact housing affordability, with increased demand for serviced land potentially driving up property prices. Like now accommodation is very expensive in Okahao."

P10- OTC resident: "Environmental degradation."

P11- OTC resident: "Hampers the planning process."

P12- OTC resident: "Leads to overcrowding."

P13- OTC resident: “This leads to development of informal settlements as the cost renting will be too high and unaffordable to many.”

P14- OTC resident: “It leads to pollution and poor living conditions.”

P15- OTC resident: “Increased informal settlements or kambashus as people will be looking for alternative means of having accommodation as would not be able to afford proper houses.”

The study findings underscore the significant impact of rural-urban migration on serviced land delivery in Okahao Town, aligning with existing research highlighting the multifaceted challenges posed by migration trends. Consistent with prior studies, participants identified increased demand for serviced land as a key consequence of rural-urban migration, placing substantial pressure on the Okahao Town Council to meet the growing housing needs (UN-Habitat, 2016). Moreover, the strain on existing infrastructure, including water supply and sewage systems, echoes findings from urbanization studies, emphasizing the importance of infrastructure development to support population growth (Silva et al., 2018). Additionally, concerns about competition for available land driving up prices and exacerbating backlogs in serviced land delivery reflect broader issues of land scarcity and inefficient land management observed in rapidly urbanizing areas (Kombe & Kreibich, 2020).

However, some inconsistencies emerge within the study findings. While participants highlighted potential social impacts such as increased informal settlements and strains on service delivery systems, the assertion that rural-urban migration directly contributes to outbreaks of diseases like cholera may lack empirical evidence and warrants further investigation. Similarly, while environmental degradation and its adverse effects on natural resources are valid concerns raised by participants, the

direct link between migration and environmental challenges may not be well-established in existing literature and requires nuanced exploration (Nagendra & Ostrom, 2019). Furthermore, statements regarding the impact of migration on housing affordability and the planning process lack specificity and may benefit from contextualization within broader socioeconomic and policy frameworks governing land use and development in Namibia.

Overall, while the study findings align with established research on the impacts of rural-urban migration on serviced land delivery, inconsistencies exist that necessitate further inquiry and clarification. Addressing these discrepancies and building upon the identified consistencies can enhance our understanding of the complex interactions between migration dynamics, land use policies, and urban development processes in Okahao Town and similar contexts.

4.2.2.9 Willingness of Migrants to Relocate and Facilitation by the Okahao Town Council

Participants were asked about the willingness of migrants living in shacks around Okahao town to relocate to formalized areas and how the Okahao Town Council facilitates this process. Their responses provided insights into the perceptions and experiences regarding this issue:

P1- OTC administrator: "Many migrants are hesitant and resistant to relocate due to concerns about losing their social networks and livelihood opportunities in informal settlements."

P2- OTC administrator: "Some migrants are willing to relocate if provided with adequate support, such as access to affordable housing options and employment"

opportunities in formalized areas. As a council we cannot afford this at all given that we already limited financial resources.”

P3- OTC administrator: "These migrants do not want to relocate to other prescribed areas by council, but just want the council to regularise their areas.”

P4- OTC council member: "Migrants are not willing to relocate to formalized areas with improved living conditions, such as access to basic services like water, sanitation, and electricity citing the need for compensation by council offer.”

P5- OTC council member: "The council organizes community engagement initiatives to raise awareness about the benefits of relocating to formalized areas and address concerns or misconceptions held by migrants, but those in informal settlements are not willing to relocate.”

P6- OTC council member: "Some migrants express reluctance or unwillingness to relocate due to cultural or social ties to their current neighborhoods, which may hinder the effectiveness of relocation efforts.”

P7- OTC resident: "If the Okahao Town Council could offer us incentives and serviced land for free then we don't have any problem with relocation at all.”

P8- OTC resident: "We want to relocate to offered formalized areas provided that they offer opportunities for social and economic integration, such as access to education, healthcare, and employment training programs.”

P9- OTC resident: "If the council could implement housing policies and programs aimed at providing affordable housing options to migrants, thereby incentivizing relocation to formalized areas, then we can relocate without any problem.”

P10- OTC resident: "The council should give people security because the issue of land tenure insecurity and administrative hurdles deter migrants from relocating.”

P11- OTC resident: "The council should facilitate relocation through land regularization initiatives, which aim to formalize informal settlements and provide secure land tenure to residents rather than to just people to relocate to an unknown places, that's not relocation at all but chasing people away."

P12- OTC resident: "Some migrants prefers to remain in informal settlements due to affordability concerns, as formalized housing options may be out of reach for low-income families."

P13- OTC resident: "The Okahao Town Council should regularize the informal settlements, provide basic services and allow those people to start paying for ythe land in instalments rather than relocating them."

P14- OTC resident: "Migrants' willingness to relocate varies depending on factors such as access to transportation, proximity to employment opportunities, and the quality of housing and infrastructure in formalized areas."

P15- OTC resident: "We cannot be relocated to new places, because where will get the money to build other houses as per the council's plan unless the council offers us council houses at an affordable price."

The responses from participants shed light on the complex dynamics surrounding the willingness of migrants living in shacks around Okahao town to relocate to formalized areas, as well as the role of the Okahao Town Council in facilitating this process. Consistently, participants highlighted various factors influencing migrants' decisions, including social networks, livelihood opportunities, and cultural ties to their current neighborhoods. This aligns with existing literature, which emphasizes the importance of social and economic factors in shaping migration patterns and

settlement decisions (Massey et al., 1993; Hugo, 2011). Additionally, participants emphasized the need for adequate support and incentives to encourage relocation, such as access to affordable housing options, employment opportunities, and social services. This resonates with studies that have identified the provision of housing and employment as key factors in facilitating successful relocation (Hendrickson et al., 2017; Cloke et al., 2019).

However, inconsistencies also emerge, particularly regarding the effectiveness of the Okahao Town Council's efforts in facilitating relocation. While some participants acknowledged the council's role in providing incentives and assistance, others expressed scepticism about the council's ability to address barriers such as land tenure insecurity and bureaucratic hurdles. This suggests potential gaps in the council's strategies and highlights the need for more comprehensive and coordinated approaches to relocation initiatives. Additionally, participants emphasized the importance of community engagement and collaboration with external organizations in supporting migrants during the relocation process. This underscores the significance of participatory approaches and partnerships in addressing complex social and economic challenges (Wheeler et al., 2013; Smith, 2014). Overall, these findings underscore the multifaceted nature of migration and the importance of context-specific interventions in promoting sustainable settlement and development.

4.3 Mitigation Measures and Enhancements for Rural-Urban Migration Impact and Serviced Land Delivery in Okahao Town

The participants mentioned several suggestions. Participants' responses were given as follows:

P1- OTC administrator: "The council should partner with private developers/ engage more in Public Private Partnerships."

P2- OTC administrator: "The Government of the Republic of Namibia should allocate enough funds for servicing land. Also, residents should pay for the provided services fully and timeously so that the council can be able to provide the services efficiently and effectively."

P3- OTC administrator "The government should create programs meant to empower rural communities to reduce rural-urban migration by industrializing rural areas, especially in the area of agricultural sector to enhance exports."

P4-OTC council member: "The council should acquire more land and advocate for more funds from the central government and donors for town development."

P5- OTC administrator: "The council should acquire enough land and on time to ensure that most people on the council waiting list are allocated land and try by all means to avoid a backlog."

P6- OTC administrator: "Land delivery process needs to be carried out efficiently, starting with town planning, surveying, registration, and proclamation, engineering services as well as sales and transfer."

P7- OTC resident: "The council should build council properties for renting as a way of generating income instead of waiting for rate payers and central government funding. This can help to reduce the rate informal settlements are growing."

P8 - OTC resident: "The council should partner with churches, local business people, and other non-profit organizations in addressing the accommodation crisis in the town."

P9 - OTC resident: "The council should prioritise servicing of land for residential purpose to reduce the backlog the council may be having."

P10 - OTC resident: "The council should outsource human expertise from non-profit organisations to help speed up the servicing and provision of serviced land for residential use."

P11 - OTC resident: "The government should come up with rural development programs meant to reduce rural-urban migration so that the demand for serviced land remains low."

P11 - OTC resident: "The council should opt for partnerships with other organizations like banks, business people given that the town is fast growing."

P12- OTC resident: "The council should prioritise servicing land for residential use and make sure the majority of their resources are channelled towards that."

P13- OTC resident: "The government should implement rural development programs and projects like poultry, piggery among others to reduce rural-urban migration."

P14- OTC resident: "The council should come with other viable income generating projects other than rate payers and central government."

P15- OTC resident: "The council should implement cost-saving measures and improving operational efficiency."

Some of the suggestions that the participants mentioned include: "review the compensation policy to attract more beneficiaries for them to pave the way for development, P 12, and that "Council needs to come up with educational awareness related to the significance of urban development, P 13. Participant number 14 indicated a need to "establish a land allocation committee that will be tasked to deal with land issues in town."

The study findings reflect a range of strategies proposed by participants to ease the impact of rural-urban migration and improve serviced land delivery processes in Okahao Town. Consistent themes emerge, with multiple participants advocating for increased collaboration with private developers and engaging in Public Private Partnerships (PPPs). This approach is seen as a means to leverage additional resources and expertise to accelerate land servicing and infrastructure development for housing projects and agrees with Tacoli et al. (2015) study recommendation that PPPs are critical in public entities delivering services. Furthermore, there is a clear consensus among participants regarding the crucial role of government funding in addressing the challenges associated with servicing land and meeting the demand for affordable housing. The study findings concur with Okahao Town Council (2017) submission that central government is required to meet the impending infrastructure needs related to urbanization. Participants emphasize the importance of sufficient financial allocations from the central government to support land servicing initiatives, indicating a shared recognition of the need for external support to augment the town council's efforts. The study findings supports Lomoro et al. (2017) recommendation that the national government should be at the forefront in supporting and making sure that local governments are providing services to their residents including delivering of serviced land for housing.

Another recurrent suggestion is the implementation of programs aimed at empowering rural communities and promoting agricultural production. By investing in rural development and enhancing economic opportunities in rural areas, participants believe it is possible to mitigate the influx of migrants to urban centers like Okahao Town. Industrializing rural areas, particularly within the agricultural

sector, is highlighted as a potential strategy to stimulate economic growth and reduce the pressure on urban infrastructure and services. The study finding is in line with the UN-Habitat (2016) recommendation of addressing rural development and creates opportunities in rural areas to mitigate migration pressures. Additionally, participants emphasize the importance of proactive land acquisition by the town council to ensure timely allocation of land to residents and avoid backlogs in the waiting list.

However, there are some inconsistencies in the proposed strategies. While most participants advocate for increased government funding and land acquisition by the town council, there is variation in the emphasis placed on other strategies such as rural empowerment programs and PPPs. Additionally, the suggestion to allocate virgin land to individuals for self-development introduces a new approach that differs from the collaborative efforts involving private developers and PPPs. Despite these variations, the overall consensus underscores the multifaceted nature of addressing the challenges posed by rural-urban migration and land delivery processes, requiring a combination of strategies and coordinated efforts from various stakeholders to achieve sustainable solutions.

4.4 Chapter Summary

Chapter Four served as the nexus of this study, unravelling the research findings, and engaging in a nuanced discussion and interpretation. Employing qualitative techniques, the chapter presented results through themes and descriptive narratives, establishing a positive correlation between literature review insights and primary data.

The overarching narrative underscores Namibia's ongoing struggle with rural-urban migration amid a backdrop of insufficient investments in rural development. Economic inequality exacerbates this trend, particularly evident in towns like Okahao, where an influx of individuals seeking employment opportunities is anticipated to persist. The imperative for the government to fortify rural areas with robust public services operated by skilled personnel emerges as a key theme.

The discourse extends to the dilemma of skilled professionals favouring urban locales, prompting the proposition of incentivizing individuals to work in rural areas. This dual strategy not only fosters rural retention but also augments service delivery to these communities, addressing prevailing disparities.

As the chapter concludes, the imperative for comprehensive rural development strategies is accentuated. This prepares the terrain for the final chapter, where conclusions drawn from the study's findings will be synthesized, and actionable recommendations will be delineated. The ultimate goal is to contribute meaningful insights to the discourse on rural-urban migration and its implications for serviced land delivery in Okahao Town and beyond.

CHAPTER FIVE

STUDY CONCLUSIONS AND RECOMMENDATIONS

5.1 Introduction

This chapter encapsulates the culmination of the study, offering reflections on the attainment of its aim and objectives. Conclusions drawn from the findings are expounded upon, paving the way for targeted recommendations to the Government of Namibia and the Okahao Town Council. Additionally, avenues for future research are delineated before concluding remarks are provided.

5.2 Conclusions

In assessing the efficiency of the Okahao Town Council's current land delivery procedure, it is evident that the system is struggling to keep pace with the growing demand for serviced land, particularly in light of rapid rural-urban migration. The study revealed several challenges within the land delivery process, including bureaucratic hurdles, limited access to finance, and imbalances in demand and supply. These factors contribute to a shortage of serviced land and hinder the provision of affordable land, especially for low-income segments. As a result, the town council faces difficulties in meeting the needs of the increasing population migrating to Okahao Town, exacerbating housing and commercial development challenges.

Furthermore, the study sought to determine the extent to which rural-urban migrations influence the ability of Okahao Town to deliver serviced land. The

findings underscored the significant impact of rural-urban migration on the town's land delivery processes, both directly and indirectly. Factors such as poverty, limited access to finance, and educational and employment opportunities in urban areas contribute to the influx of migrants. This places additional strain on the already limited supply of serviced land and exacerbates existing challenges within the land delivery system. The study highlights the urgent need for comprehensive strategies to address the implications of rural-urban migration on land delivery processes in Okahao Town.

Finally, the study aimed to develop effective strategies for mitigating the effect of rapid rural-urban migration on serviced land delivery in Okahao Town. It is evident from the findings that addressing the challenges within the land delivery system requires a multifaceted approach. This includes streamlining bureaucratic processes, increasing access to finance for land development, and implementing policies to ensure equitable distribution of serviced land. Additionally, efforts should focus on promoting rural development initiatives to reduce the pressure on urban areas and enhance economic opportunities in rural communities. By addressing these issues comprehensively, the Okahao Town Council can work towards improving land delivery efficiency and meeting the needs of both current residents and incoming migrants, thereby fostering sustainable development in the region.

5.3 Recommendations

The researcher recommends several strategies to address the challenges faced by the Okahao Town Council in delivering serviced land effectively.

The researcher recommends that the Okahao Town Council adopt flexible land tenure approaches in alignment with the Flexible Land Tenure Act 4 of 2012. This entails embracing innovative land distribution and allocation methods that cater to the diverse needs and circumstances of the community. To facilitate this transition, the council should organize training sessions aimed at helping stakeholders understand the provisions of the Flexible Land Tenure Act 4 of 2012, thus enhancing its applicability and effectiveness. Subsequently, a comprehensive community-wide consultation should be conducted to assess the specific land tenure needs and circumstances within Okahao. Following this, a dedicated stakeholder task team should be established to explore various options, including leasehold agreements and community land trusts, for land distribution and allocation. Pilot projects should be initiated to test multiple techniques, and the results and lessons learned should be documented and disseminated to inform future decisions. Additionally, capacity-building support and the establishment of a monitoring and evaluation mechanism are essential to track progress, identify challenges, and make necessary adjustments, thereby ensuring the successful implementation of flexible land tenure approaches that effectively meet the needs of the community.

The researcher recommends that the Okahao Town Council actively pursue the establishment of Public-Private Partnerships (PPPs) to address the financial constraints hindering serviced land delivery. PPPs offer a viable solution by injecting additional funding into land servicing projects and fostering collaboration between the public and private sectors. To effectively implement PPPs, the council should first evaluate various options based on community needs and priorities. This evaluation should identify suitable private sector partners with relevant infrastructure

development and funding experience. Subsequently, the council should engage in targeted negotiations with potential partners to establish transparent and legally binding agreements outlining financial contributions, project responsibilities, and risk-sharing mechanisms. Utilizing existing PPP frameworks and seeking technical assistance from relevant government agencies or foreign organizations can further enhance the management and implementation of PPP projects. By adopting these specific approaches, the council can increase the feasibility and success of PPPs, thereby securing additional financing for land servicing projects and alleviating Okahao's financial constraints.

To address the limited funding for bulk infrastructure development, the Okahao Town Council should extend the application of Public-Private Partnerships (PPPs). By collaborating with private entities, PPPs can unlock additional resources and expertise crucial for enhancing infrastructure and facilitating more efficient land servicing. The council needs to conduct a thorough assessment of infrastructure needs and PPP opportunities to determine the feasibility of using PPPs for bulk infrastructure development in Okahao. This assessment should identify prospective private sector partners and establish explicit conditions of collaboration, leveraging existing PPP frameworks for guidance. Effective implementation of PPPs requires proactive engagement with potential partners, transparent negotiation processes, and technical support from key stakeholders. By pursuing these specific initiatives, the council can enhance the feasibility and effectiveness of PPPs, ultimately alleviating Okahao's infrastructure funding shortage.

To promote socio-economic diversity and inclusion in Okahao's housing market, the Okahao Town Council should implement income-stratified land classification. This involves categorizing serviced land into segments tailored to different income levels, including low, middle, and high-income segments. By accommodating citizens with varying affordability levels, this approach ensures inclusivity within the community. To effectively implement income-stratified land classification, the council should first analyse income distribution and housing affordability in Okahao. Based on this analysis, clear land income segmentation criteria should be defined. It is essential to engage with community groups and housing associations to ensure that the classification system meets the needs of the residents. Transparent land access guidelines should be developed for each income range, outlining pricing, subsidy schemes, and qualifying criteria. These procedures will enable the council to efficiently categorize land based on income levels, thereby promoting socio-economic diversity and inclusion in Okahao's housing market.

To bolster employment opportunities and enhance the financial capacity of residents in Okahao, the town council should actively promote the establishment of business industries within the area. By fostering economic activities, particularly those that cater to rural migrants, the council can stimulate job creation and improve the livelihoods of community members. To facilitate this initiative, it is crucial for the council to first educate stakeholders on the Flexible Land Tenure Act 4 of 2012, making flexible land tenure options more accessible and practicable for potential entrepreneurs. Subsequently, conducting a community-wide consultation to assess land tenure needs and circumstances will provide valuable insights for guiding land distribution and allocation strategies. Establishing a stakeholder task team to

investigate leasehold agreements and community land trusts can further support the facilitation of business industries within Okahao. Pilot projects can be implemented to test various techniques, with results and lessons learned shared to inform future decisions. Additionally, providing capacity-building support and implementing a monitoring and evaluation mechanism will assist the community in effectively implementing flexible land tenure approaches that align with their needs and circumstances.

To enhance affordability and promote community engagement in land rate determination, the Okahao Town Council should facilitate participatory funding for land rates. By allowing clients to contribute to serviced land rates based on their means, this approach promotes financial inclusivity and reduces the burden on individual landholders. Practical steps can be taken to implement this initiative effectively, including establishing a transparent framework for participatory funding and incorporating mechanisms for contributions from landholders according to their financial capabilities. Facilitating community discussions will ensure inclusivity and consensus in the decision-making process. Additionally, exploring partnerships with financial institutions or government programs can provide further support and enhance the feasibility and effectiveness of participatory funding for land rates. By adopting these measures, the council can promote affordability, community engagement, and financial inclusivity in determining serviced land rates in Okahao.

These recommendations are designed to empower the Okahao Town Council to overcome financial challenges, enhance land servicing efficiency, and promote equitable access to serviced land for the diverse population it serves. Implementing

these measures can contribute to sustainable urban development and improved living conditions for Okahao residents.

5.4 Areas for further research

This study had limitations and delimitations. This study has broadly enabled the researcher to understand the research better and realize a need for further investigation on the urban land management in the Okahao Town Council and the whole of Namibia's urban land.

The following areas are suggested for further detailed research:

1. The study on the population of the existing towns grows through natural increase, rural-urban migration, and appropriation of land, with natural increase as the most dominant factor.
2. The impact of climate change, intensifying factors such as deforestation, and overgrazing, has on rapid urban development at the cost of degrading farmland and heavy carbon emissions.

5.5 Chapter Summary

This chapter presented the conclusions and recommendations of this study. It further provided the key recommendations to the Government and the Okahao Town Council, respectively. The key areas for further study were presented as descriptive narratives.

This study has found that the impact of rapid rural-urban migration on the serviced land delivery in Okahao Town in Namibia continues to be negatively affected and constrained by various issues. While progress has been made in addressing a few of these problems, many citizens in the Okahao Town Council have few or no

possibilities of accessing affordable, secure, and adequate serviced land (Remmert & Ndhlovu, 2018). This situation not only limits the socio-economic development of the Okahao Town Council but also denies many citizens their human rights.

The most crucial conclusion that should be drawn from this study is the near absence of a comprehensive, practical, and realistic vision for Namibia's housing sector. Policymakers and stakeholders need to give more attention to how Namibia's urban settlements should broadly look to maximize residents' socio-economic development and well-being in a sustainable and environmentally conscious way. Such a vision would need to go beyond generalized aims calling for serviced land delivery for all and sustainable urban development; it would need to contain enough details and guidelines for practical application without being overtly technical and inflexible (Remmert & Ndhlovu, 2018). Such a vision, if done well, would provide a clear and informative reference point for all stakeholders and guide land, housing, and urban settlement developments. To be clear, elements of such a vision are already contained in Namibia's Housing Policy, which recommends, among others, high-density developments and a flexible regulatory framework to encourage innovative approaches to housing and land development (Government of Namibia, 2009).

REFERENCES

- Ader, H. (2018). *Advising on Research Methods*. Huizen: Johannes van Kessel.
- Ambert, C. (2016). An HIV and Aids lens for informal settlement policy and practice in South Africa. In M. Huchzermeyer, & A. Karam (Eds.), *Informal Settlements - a perpetual challenge?* Cape Town: UCT Press.
- Ambert, C., Jasey, K., & Thomas, E. (2017). HIV, AIDS and urban development issues in sub-Saharan Africa. *Beyond sex and medicines: Why getting the basics right is part of the response!* Stockholm: Sida.
- Belcher, B., & Palenberg, M. (2018). Outcomes and Impacts of Development Interventions: Toward Conceptual Clarity. *American Journal of Evaluation*, 39(4), 478–495.
- Bertram, C., & Christiansen, I. (2016). *Understanding research*. Pretoria: Van Schaik Publishers.
- Bhaskaran, V. (2021). *Research Design: what it is, elements & Types*. Retrieved on February 10, 2024 from <https://www.questionpro.com/blog/research-design/amp/>
- Braun, V. & Clarke, V. (2016). Using thematic analysis in psychology. *Qualitative Research in Psychology*, Vol 3: 77-101.
- Burns, N. & Grove, S. K. (2019). *The Practice of Nursing Research: Appraisal, synthesis, and Generation of Evidence*. 8th ed. St. Louis, MO: Elsevier; 2013.
- Brink, H., Van der Walt, C., & Van Rensburg, G. (2018). *Fundamental of Research Methodology for Healthcare Professionals*. Cape Town: Juta Company.

- Creswell, J. W. (2016). *Research Design: Qualitative, Quantitative and Mixed Methods Approaches* (4th ed.). Thousand Oaks, CA: Sage.
- Crow, G & Wiles, R. (2018). *Managing anonymity and confidentiality in social research: the case of visual data in Community research* (Online). Available from: http://eprints.ncrm.ac.uk/459/1/0808_managing%2520anonymity%2520confidentiality.pdf [Accessed 11 August 2020].
- De Beer, K. (2016). Open access, retention and throughout at the Central University of Technology. *South African Journal for Higher Education*, 4(2) 33-47.
- George, E., Louw, D., & Badenhorst, G. (2016). Job satisfaction among urban secondary-school teachers in Namibia. *South African Journal of Education*, 28(2), 135-154.
- Gilbert, A., Gugler, J., & Kreibich, V. (Eds.). (2017). *Cities, towns, and spatial development in Ghana: Towards urban transformation*. Routledge.
- Global Institute of Sustainability. (2015). *Urbanization and Global Environmental Change* (online). Retrieved from: <http://sustainability.asu.edu/research/project/412> [accessed 2 May 2022].
- Government of Namibia. (1992). *Local Authorities Act 23 of 1992*. Windhoek, Namibia.
- Government of Namibia. (2009). *Namibia National Housing Policy*. Revised edition, July 2009.
- Government of Namibia. (2012). *Namibia 2011: population and housing census*. Windhoek: National Planning Commission.
- Government of Namibia. (2016). *Guide to Namibia's Flexible Land Tenure Act, 2012 (Act No. 4 of 2012)*. Namibia, Windhoek.

- Government of Namibia. (2018). Urban and Regional Planning Act, 2018 (Act No. 5, 2018). Namibia, Windhoek.
- Graham, S., & Marvin, S. (2015). Splintering urbanism: Networked infrastructures technological mobilities and the urban condition. New York: Routledge.
- Grau, H.R., & Aide, T.M. (2017). Are Rural–Urban Migration and Sustainable Development Compatible in Mountain Systems?" *Mountain Research and Development* 27(2), 119-123.
- Indongo, N. (2015). The Effect of Urbanisation on Housing Conditions in Namibia, *International Journal of Humanities Social Sciences and Education*, Volume 2, Issue 7, PP 1-8.
- Kakwambi, J.N. (2021). Evaluating the self-help housing programme in Namibia: the case of Build Together Programme in Okahao Town, submitted in partial fulfilment of the academic requirements for the degree of master's in development studies, University of Free State. Bloemfontein, South Africa.
- Kok, P. (2017). Post-apartheid patterns of internal migration in South Africa. Cape Town: HSRC.
- Kombe, W. J., & Kreibich, V. (2020). Planning and governance of informal settlements in sub-Saharan African cities: the contribution of micro and small enterprises. *Habitat International*, 24(3), 317-333.
- Kothari, M. (2016). *Research Methodology*. (8th ed). New Dehli: New Age International. Limited Publisher.
- Lee, E. (2016). A Theory of Migration. *Demography*, 3(1), 47-57.
- Legal Assistance Centre, (2017). Know Your Government Factsheet Series No. 6 of 8, Regional and Local Government. Windhoek, Namibia.
- Lewin, A.C. (1983). *Housing Cooperatives in Developing Countries*, New York:

John Wiley and Sons.

- Lomoro, A & Babi, M et al. (2017). Causes and consequences of rural-urban migration: The case of Juba Metropolitan, Republic of South Sudan, IOP Conf. Ser.: Earth Environ. Sci. 81, 012130.
- Matti, P. (1958) One Hundred Years of Finnish Missionary Work 1859 – 1959 II: The History of FMS's Missionary Work in Africa. Helsinki. The Finnish Missionary Society.
- MoHSS. (2016). Ministry of Health and Social Services, Omusati Regional Annual Report, 2013/14. Windhoek, Namibia.
- Mundia, L.C. (2015). Participatory mapping and the use of GIS for sustainable land use planning in the Hardap Region, Namibia, University of South Africa, Pretoria.
- Nagendra, H., & Ostrom, E. (2019). Polycentric governance of multifunctional forested landscapes. *International Journal of the Commons*, 6(2), 104-133.
- Namibia Institute for Democracy. (2013). The Namibian Resident's Guide to Integrity in Local Government, Windhoek, Namibia.
- Namibia Statistics Agency (NSA). (2013) Namibia Population and Housing Census 2011 Report. Government Printer, Windhoek.
- Namibia Statistics Agency. (2011). Namibia 2011: Population & housing census main report. Namibia, Windhoek.
- Ochuko, E. (2016). Consequences of Rural-Urban Migration on the Source Region of Ughievwen Clan Delta State, Nigeria. *European Journal of Geography* Volume 7, Number 3:42 – 57.
- Okahao Town Council. (2013) Invest in Okahao: Investor's Guide. Local Economic Development and Tourism. Okahao Town Council.

- Okahao Town Council. (2016). Local Economic Development (LED) of Okahao. Okahao, Namibia.
- Okahao Town Council. (2017). Annual Reflections 2017. Okahao Town Council, Omusati region, Namibia.
- Okahao Town Council. (2020). Environmental Impact Assessment (EIA) for the Permanent Closure and Rezoning of portion “A” of Erf 1225 from “Public Open Space” Extension 2, Okahao, Omusati Region. Okahao, Namibia.
- Okahao Town Council. (2021). Annual Reflections 2021. Okahao Town Council, Omusati region, Namibia.
- Pendleton, W., Crush, J., & Nickanor, N. (2018). Migrant Windhoek: Rural–Urban Migration and Food Security in Namibia. *Urban Forum*, 25:191–205.
- Remmert, D., & Ndhlovu, P. (2018). Housing in Namibia: rights, challenges and opportunities: research report: Right to Housing Project, Windhoek, Namibia
- Republic of Namibia. (1990). The Constitution of the Republic of Namibia. Government Printer, Windhoek.
- Republic of Namibia. (1997) Government Gazette of the Republic of Namibia: No.1603. Government Printer. Windhoek.
- Saunders, M.N.K., Lewis, P & Thornhill, A. (2016). *Research Methods for Business Students*, 7th edition, Pearson Education. Harlow, England.
- Shinguto, S. 2021. Acting Chief Executive Officer, Okahao Town Council. Personal interview. September 2021, Okahao.
- Silva, V. F., de Sá, R. M. A., & Bonduki, N. (2018). Housing, urban development, and territorial inequality in São Paulo, Brazil. Habitat International.
- Tacoli, C., McGranahan, G & Satterthwaite, D. (2015). Urbanisation, rural–urban

- migration and urban poverty. IIED Working Paper. IIED, London.
- Teherani A, Martimianakis T, Stenfors-Hayes T, Wadhwa A & Varpio L. (2015).
Choosing a qualitative research approach. *J Grad Med Educ*, 7:669–70.
- The Association for Local Authorities in Namibia. (2005). *Manual on Town and Regional Planning Practices in Namibia* [Online]. Retrieved from:
<http://nitrp.org.na/wp-content/uploads/2016/09/TOWN-PLANNING-MANUAL-VOL-2-1.pdf> [accessed 2 March 2023].
- Thomas, E. (2016). The local government challenge of healthy development in informal settlements especially in a time of HIV/Aids. In M. Huchzermeyer, & A. Karam (Eds.), *Informal settlements - A perpetual challenge?* Cape Town: UCT Press.
- Tolon, U.W. (2015). *Comparison of Urban Upgrading Projects on Development Cooperation in Ethiopia, Barcelona, Universitat Politècnica de Catalunya*.
- Ulrich, J & Meurers, D. (2015). *The Land Delivery Process in Namibia: A legal analysis of the different stages from possession to freehold title*. GIZ Support to Land Reform, Namibia, Windhoek.
- UN-Habitat. (2016). *State of the World's Cities 2012/13: Prosperity of Cities*, Nairobi, United Nations Human Settlements Programme (UN-Habitat), Nairobi. [Online]. Retrieved from:
<https://sustainabledevelopment.un.org/content/documents/745habitat.pdf> [Accessed 28 May 2022].
- UN-Habitat. (2020). *Urbanization and development: Emerging futures. World cities report 2016*. United Nations Human Settlements Programme.
- Weber, B., & Mendelsohn, J. (2017). *Informal settlements in Namibia: their nature and growth: exploring ways to make Namibian urban development more*

socially just and inclusive, Windhoek, Namibia.

World Bank. (2015). The World Bank Annual Report 2015. Washington, DC:

World Bank.

ANNEXURES

Annexure 1: Ethical clearance certificate



ETHICAL CLEARANCE CERTIFICATE

Ethical Clearance Reference Number: DEC OSH 0033

Date: 06/12/ 2022

This Ethical Clearance Certificate is issued by the University of Namibia Ethics Committee (REC) in accordance with the University of Namibia's Research Ethics Policy and Guidelines. Ethical approval is given in respect of undertakings contained in the Research Project outlined below. This Certificate is issued on the recommendations of the ethical evaluation done by the ethics committee.

Title of Project: INVESTIGATING THE IMPACT OF RAPID RURAL-URBAN MIGRATION OF SERVICED LAND DELIVERY IN THE OKAHAO TOWN, NORTHERN NAMIBIA

Principal researchers: JOHANNES KAUSHI UUSHINI

Staff Number/ Student number: 9826599

Remarks: Low Risk Approved with corrections

Centre for Research Services

Take note of the following:

1. Any significant changes in the conditions or undertakings outlined in the approved Proposal must be communicated to the ethics committee. An application to make amendments may be necessary.
2. Any breaches of ethical undertakings or practices that have an impact on ethical conduct of the research must be reported to the ethics committee
3. The Principal Researcher must report issues of ethical compliance to the ethics committee (through the Chairperson) at the end of the Project or as may be requested by the ethics committee
4. The ethics committee retains the right to:
 - i) Withdraw or amend this Ethical Clearance if any unethical practices (as outlined in the Research Ethics Policy) have been detected or suspected,
 - ii) Request for an ethical compliance report at any point during the course of the research.

The ethics committee wishes you the best in your research.

A handwritten signature in black ink, appearing to read 'Hans J Amukugo', is written above a horizontal line.

Prof Hans J Amukugo (Oshakati Campus Chairperson Decentralized Ethics Committee)

A handwritten signature in black ink, appearing to read 'Davis Mumbengegwi', is written above a horizontal line.

Prof. Davis Mumbengegwi (Head, Multidisciplinary Research)

Annexure 2: Research authorisation letter from Okahao Town Council



OKAHAO TOWN COUNCIL

P.O. BOX 699 OFFICE OF THE CHIEF EXECUTIVE OFFICER TEL: +264-65- 252204/5
OKAHAO FAX: +264-65-252201
OMUSATI REGION

Our Ref: 5/17
Enquiries: Dos Santos Andjene

19 May 2021

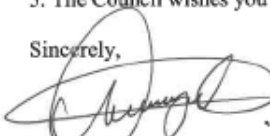
Johannes Uushini
P.O. Box 174
Okahao

Dear Mr., Uushini

LETTER OF AUTHORIZATION TO CONDUCT RESEARCH AT OKAHAO TOWN COUNCIL//MR. JOHANNES UUSHINI (9826599)// MASTER ARTS DEVELOPMENT STUDIES.

1. This letter serves as an authorisation for the University of Namibia student, **Mr. Johannes Uushini**, Student Number: **9826599** to conduct the research titled: Investigating the impact of rapid rural urban migration of Serviced Land Delivery in Okahao Town, Northern Namibia.
2. Furthermore, council would like to inform you that the approval that has been granted to conduct research and obtain council information should merely be for above mentioned academic purpose.
3. The Council wishes you the best during this undertaking.

Sincerely,


19/05/2021
SIMON SHINGUTO
ACTING CHIEF EXECUTIVE OFFICER



All official correspondence must be addressed to the Chief Executive Officer

Annexure 3: Research interview guide

FACE-TO-FACE INTERVIEW INSTRUMENT

Name: Johannes Kaushi Uushini

Email address: uushinijk@gmail.com

Programme: Master of Development Studies

University: University of Namibia

Research Topic: Investigating the Impact of Rapid Rural-Urban Migration on the Effectivity of Serviced Land Delivery in the Okahao Town, Northern Namibia.

Targeted participants: Interview for the Town Council Officials, Politicians and Residents of Okahao town (Migrants).

Interview Guiding Questions:

Section A: Demographic and Background Guiding Questions

1. Age group of the participant.

Age group:	Tick the appropriate box
Less than 25 years	
26 - 35 years	
36 - 40 years	
41 - 45 years	
Above 45 years	

2. Gender of the participant.

Gender:	Tick the appropriate box
Male	
Female	

3. Highest qualification of the participant.

Qualifications:	Tick your highest qualification (details)
Grade 10	
High School (Grade 12)	
Diploma (Level 6)	
Degree (Level 7)	
Honours degree (Level 8)	
Masters	
PhD	
None of the above	

4. How long have you been living in Okahao town?

Demand	Tick appropriate box
Less than 1 year	
1 to 2 years	
2 to 3 years	
3 to 4 years	
More than 5 years	

5. What do you think are the driving forces that attract so many people especially the youth group to move from their rural areas to Okahao informal urban settlement?

6. What is the demand for serviced land in Okahao Town?

Demand	Tick appropriate box
High	9
Medium	4
Low	2

6. How would you describe the demand for serviced land for residential purpose in Okahao town?

Demand	Tick appropriate box
High	11
Medium	3
Low	1

Section B: Contextual Research Based Guiding Questions

1. How does the Okahao town council handles the people who demand serviced land for residential purpose?

2. What do you think need to be done to ensure that the serviced land delivery processes are enhanced to address the demand caused by the rapid rural-urban migration?

3. How do you describe the living condition of people who are living in slum or shacks in term of sanitations in Okahao town?

4. Do you think there is enough serviced land for housing to address the rapid rural-urban migration to Okahao town?

5. What is the price range of an affordable serviced piece of land in Okahao town?

6. What do you think are the limiting factors that are inhibiting the Okahao town council to provide serviced land for affordable housing to migrants?

7. What role does the private sector play in addressing the issue of serviced land delivery crisis in Okahao town?

8. What do you think are the challenges that rapid rural-urban migration causes to the Okahao town council, and how does it affect the serviced land delivery processes in the Okahao town?

9. How willing are the migrants who live in shacks around Okahao town to relocate to formalized areas and how does the Okahao town council facilitate this process?

Annexure 4: Table 4.1: Demographic information of participants

<i>Participant (P)</i>	<i>Age</i>	<i>Gender</i>	<i>Marital status</i>	<i>Level of education</i>	<i>Years in Okahao Town</i>
<i>P 1</i>	56	Male	Single	Grade 10	More than 5 years
<i>P 2</i>	52	Female	Married	Grade 10	More than 5 years
<i>P 3</i>	33	Female	Single	Diploma (Level 6)	1 to 2 years
<i>P 4</i>	30	Male	Single	Masters (Level 9)	2 to 3 years
<i>P 5</i>	44	Female	Single	Grade 10	More than 5 years
<i>P 6</i>	35	Male	Married	Degree (Level 7)	2 to 3 years
<i>P 7</i>	36	Male	Single	Honors degree (Level 8)	Born
<i>P 8</i>	43	Male	Married	Grade 10	More than 5 years
<i>P 9</i>	37	Female	Single	Masters (Level 9)	Less than 1 year

<i>P 10</i>	29	Female	Single	Diploma (Level 6)	1 to 2 years
<i>P 11</i>	49	Male	Single	Grade 10	3 to 4 years
<i>P 12</i>	37	Female	Single	Masters (Level 9)	1 to 2 years
<i>P 13</i>	30	Female	Married	Diploma (Level 6)	3 to 4 years
<i>P 14</i>	39	Female	Single	Diploma (Level 6)	2 to 3 years
<i>P 15</i>	27	Male	Single	Honors degree (Level 8)	1 to 2 years