



**FIRST CAPITAL**  
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# Henties Bay

## Economic Profile

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## About Us

First Capital Namibia is a financial services company specializing in providing mortgage financing solutions and asset (investment) management services. Established in August 2009, First Capital has in-depth, personal knowledge of the Namibian capital markets and the resulting insight enables us to manage Namibian assets across different spectrum including cash management, equity, fixed income, and property mandates. We are licensed to manage money for private investors, pension funds, insurance groups, the public (government) sector, and charities. Our credibility as an asset manager is tightly governed by the Namibia Financial Institutions Supervisory Authority (NAMFISA). We are a Namibian-based investment team and focus exclusively on the Namibian market and we add value to portfolios by offering specialized Namibian mandates.

## FOREWORD

Welcome to our 11<sup>th</sup> economic profile report, focusing on the coastal town of Henties Bay. At First Capital Namibia, we are committed to providing rigorous economic analysis that offers valuable insights into the functioning and performance of Namibia's national, regional, and local authority economies.

Our research publications aim to guide policymakers and those wielding political influence by highlighting strategic priorities and pressing economic development issues facing Namibia's towns and regional economies. Economic history teaches us that sustainable growth and prosperity require well-connected and integrated economies at all levels - national, regional, and local - regardless of a country's mineral wealth.

Namibia's economy is the sum of its fourteen regional economies, with each town and region playing a crucial role in the country's overall economic growth and prosperity. To enhance Namibia's economic performance, we must understand the resource endowments, comparative advantages, strengths, and challenges of each town and region.

Since 2018, First Capital Namibia has been producing a series of Regional Economic Profile Reports to build this understanding and inform policymakers at all government levels. These reports provide high-quality, consistent data that enables well-informed decision-making and allows for meaningful comparisons of economic performance across regions and towns.

The Henties Bay economic profile is the 10th report in our series, following profiles of Omaruru, Outapi, Rundu, Mariental, Keetmanshoop, Opuwo, Khorixas, Ruacana, and Tsandi. These comprehensive reports cover a wide range of topics, including population demographics, economic structure and performance, employment, education, health, standard of living, business landscape, and tourism.

Our reports are designed to provide readers and policymakers with confident answers about their town and region, showcasing local strengths to a global audience. Key insights include:

1. Population and demographic trends
2. Employment rates
3. Performance of primary, secondary, and tertiary sectors
4. Local economic performance relative to other constituencies
5. Geographical distribution of economic activity
6. Business structure and fastest-growing industries
7. Tourism's contribution to the local economy
8. Crime levels, safety, and overall wellbeing

At First Capital Namibia, we firmly believe that a carefully crafted Regional/Local Authority Economic Growth Strategy is key to unlocking Namibia's economic potential. Such a strategy must acknowledge and target each region's and town's growth centers, resource endowments, and comparative advantages to lead to sustainable prosperity.

By providing these in-depth economic profiles, we aim to foster informed discussions on building dynamic village, town, and regional economies across Namibia. We invite policymakers, analysts, and the public to use this valuable resource in their decision-making processes and contribute to the ongoing dialogue about Namibia's economic future.

As we present this comprehensive analysis of Henties Bay's economy, we hope it will serve as a catalyst for targeted development initiatives and informed policy decisions that will drive the town's growth and contribute to Namibia's overall economic success.

A handwritten signature in black ink, appearing to read 'Laina Amutenya', with a stylized flourish at the end.

Laina Amutenya

**Chief Executive Officer**

27 June 2024



## ACKNOWLEDGEMENT

The compilation of this comprehensive economic profile of Henties Bay would not have been possible without the generous support and cooperation of numerous individuals and organizations. We extend our heartfelt gratitude to all who contributed their time, expertise, and resources to this endeavor.

First and foremost, we thank the Henties Bay Municipality for their invaluable assistance and openness in sharing crucial information about the town's governance and development initiatives. Their cooperation has been instrumental in providing a clear picture of the local administration's role in shaping Henties Bay's economic landscape.

We are deeply indebted to the Namibian Statistics Agency (NSA) for providing us with essential demographic and economic data that forms the backbone of this report. Their commitment to maintaining and sharing accurate, up-to-date information has been crucial to our analysis.

Our sincere thanks go to Erongored for their insights into the energy sector, which have helped us understand the infrastructure supporting Henties Bay's economic activities. We extend our appreciation to the schools in Henties Bay for their cooperation in providing information about the local education system, a key factor in the town's long-term economic prospects.

The local business community in Henties Bay deserves special recognition. Their willingness to share information about their operations and experiences has provided valuable insights into the town's economic dynamics and business environment.

We are particularly grateful to all the residents of Henties Bay and the broader Erongo region who took the time to share their personal experiences and perspectives. Their input has been invaluable in grounding our analysis in the lived realities of the community. Our gratitude also extends to all the offices consulted at the national level. Their provision of broader contextual information has been crucial in situating Henties Bay's economy within the national framework.

Finally, we thank all those who contributed in ways both big and small to the realization of this report. Your collective efforts have made it possible to present a comprehensive and nuanced picture of Henties Bay's economy.

This report stands as a testament to the power of collaboration between researchers, local authorities, businesses, and community members. We hope that the insights gathered here will serve as a valuable resource for policymakers, investors, and all those interested in the economic development of Henties Bay and the Erongo region.

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# The Economy

of Henties Bay in numbers

## Demographics

Population 2023



**7569**  
People

Population Growth 1991 to 2023



**369%**

## Education

1 x Public School  
1 x Unam University Center



Teacher Learner Ratio (Kamwandi Combined School)

	GR 4	GR 5	GR 6	GR 7	GR 8	GR 9	GR 10	GR 11
Learner to Teacher	45	49	46	39	47	32	30	42

## Health

Doctors & Nurses



Doctor, Nurse & Clinic Ratios

	Doctor	Nurses	Clinics
Number	1	5	1
Population	8701	1740	8701

## Safety & Security

Policing



Doctor, Nurse, Clinic Ratios

Crime	Assult	Rape	Drugs	House Breaking (R)	House Breaking (B)
Number	32	1	3	10	0

## Sectorial GDG Contribution

Primary Sector

**35%**

Secondary Sector

**15%**

Tertiary Sector

**50%**



## 1. INTRODUCTION

Situated along the Atlantic Coastline, Henties Bay is a vibrant Namibian town with a diverse and resilient economy. The fishing industry forms the backbone of its prosperity, leveraging the rich marine resources offshore. This sector has been a cornerstone of the town's economic success for decades, supporting numerous businesses and contributing significantly to both local and national economy.

While fishing remains paramount, Henties Bay has successfully diversified its economic landscape. Tourism plays a crucial role, attracting visitors with pristine beaches, unique landscapes, and abundant wildlife. The town has strategically developed its tourism infrastructure, fostering a robust service sector encompassing hospitality, recreation, and various supporting services. Furthermore, Henties Bay has emerged as a hub for small-scale industries, particularly in fish product processing and export, further broadening its economic base. In recent years, Henties Bay has embraced sustainability, focusing on eco-tourism and responsible fishing practices. This commitment not only addresses environmental concerns but also positions the town as a model for balancing economic development with ecological stewardship.

Henties Bay's economic strength lies in its harmonious integration of traditional industries, tourism, and emerging sustainable practices. This dynamic economic ecosystem has shaped the town's identity and resilience. The town's strategic location near Swakopmund and Walvis Bay further enhances its economic advantage. This proximity improves logistical efficiency and connectivity, fostering synergistic relationships among the coastal towns. It facilitates the exchange of goods, services, and resources, allowing Henties Bay to leverage the established infrastructure and economic activities of its neighbors. This interconnected network promotes economic diversification and positions Henties Bay as a key player in the regional economy, benefiting from shared resources, expertise, and market access.

### **This Economic profile is organized as follows:**

Section 1: Highlights the population demographics of the town.

Section 2: Presents the primary activities in the town.

Section 3: Outlines the Secondary activities in the town.

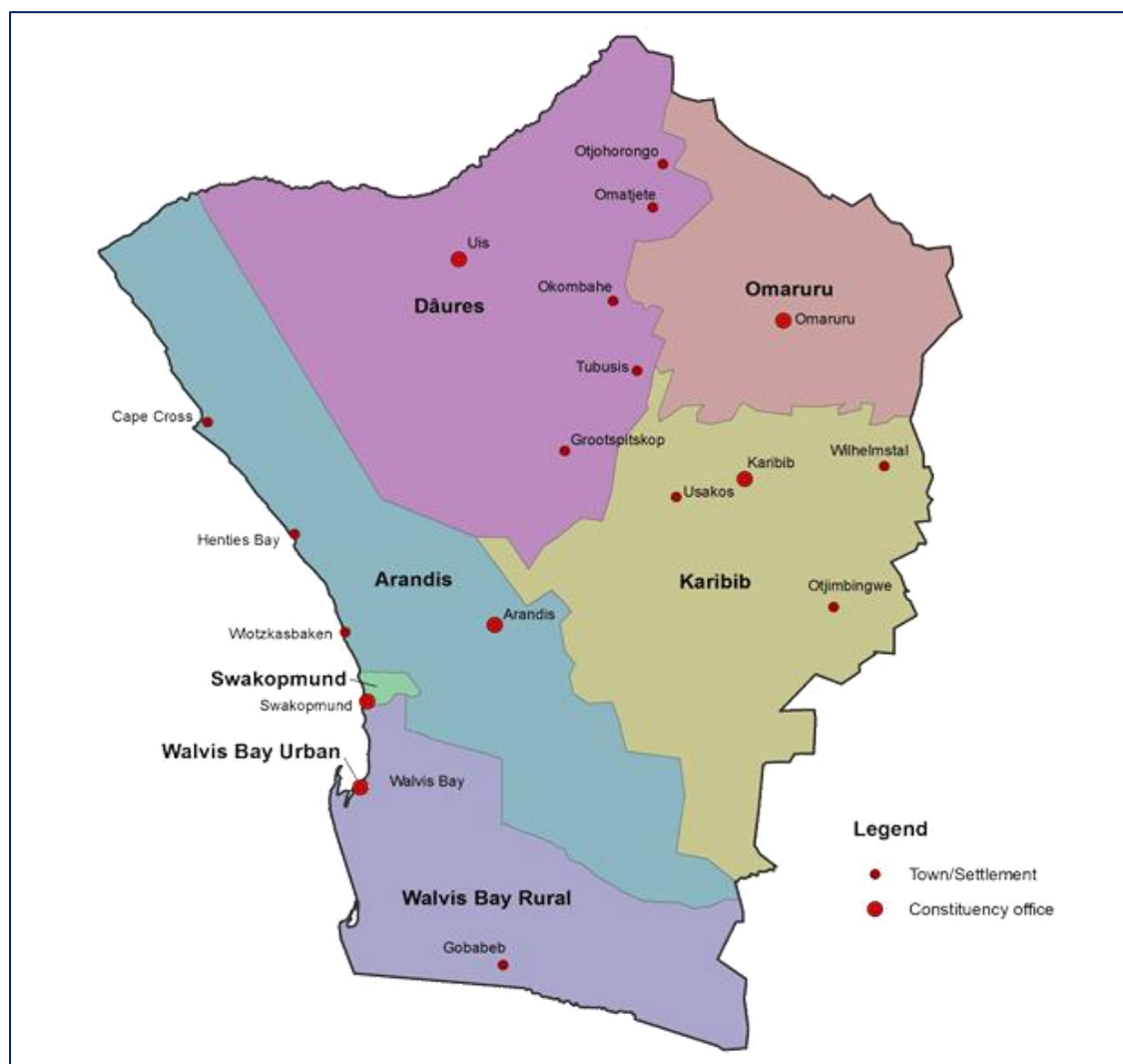
Section 4 and 5: Presents the service sector activities and tertiary activities in the town.

## 2. DEMOGRAPHIC, SOCIAL, ECONOMIC AND GEOGRAPHIC SITUATION

### 2.1. Arandis Constituency

Figure 1 below illustrates the map of the Erongo region, detailing its various constituencies. The Arandis Constituency is notable for encompassing two significant municipalities: Arandis and Henties Bay. Additionally, this constituency includes the smaller settlements of Cape Cross and Wlotzkasbaken, which, while less prominent, contribute to the diverse geographic and demographic makeup of the area. This comprehensive view of the constituency provides context for understanding the region's social, economic, and geographic dynamics.

*Figure 1: Map of Erongo Region*



*Source: Erongo Regional Council*

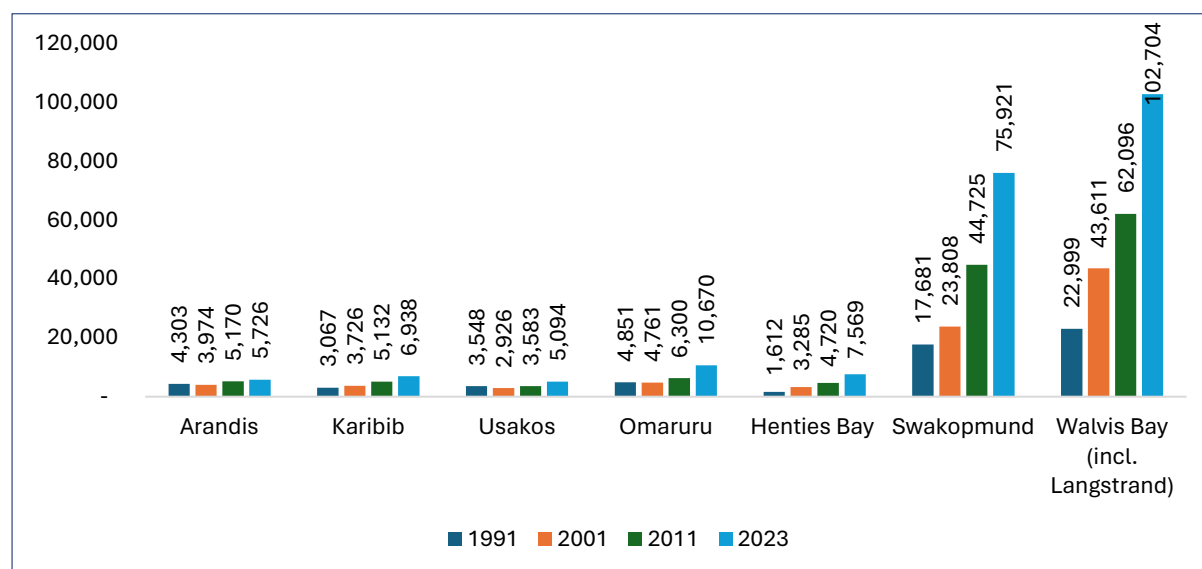
## 2.2. Erongo Region Population Trends: 1991-2023

The Erongo region witnessed substantial population growth across its towns between 1991 and 2023, with Henties Bay emerging as the standout performer. Henties Bay experienced the most dramatic growth, surging from 1,612 residents in 1991 to 7,569 in 2023, an exceptional 369.4% increase, reflecting significant development and urbanization in the coastal town.

The region's major urban centers also saw remarkable growth, with Swakopmund's population more than quadrupling (329.4% increase) and Walvis Bay experiencing a similar expansion (346.6% increase). Other notable growth trends include Omaruru, which more than doubled its population from 4,851 to 10,670 (120% increase), Karibib with a substantial growth of 126.1%, and Usakos with a moderate increase of 43.5%. Arandis demonstrated a unique trajectory, with an initial decline between 1991 and 2001, followed by recovery, resulting in an overall 33.1% increase. While Henties Bay's rapid expansion is particularly notable, it reflects a broader trend of significant urban growth across the Erongo region.

This widespread population increase suggests robust economic development and urbanization throughout the area over the past three decades, positioning the Erongo region as a key centre of growth in Namibia.

Figure 2: Erongo Population Trends

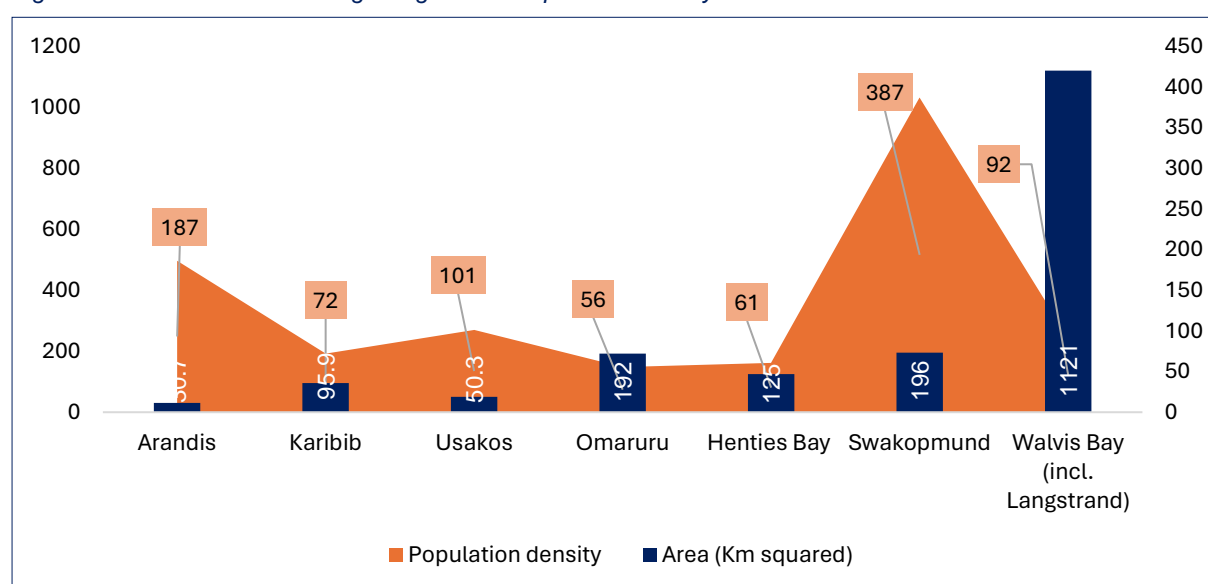


Source: Namibia Statistics Agency (NSA)

## 2.3. Area and Population Density of Erongo Region Towns

The towns in the Erongo region exhibit diverse spatial and demographic characteristics. Henties Bay, with its 125 square kilometres and a population density of 61 people per square kilometres, emerges as a moderately populated area. On the other hand, Arandis, despite its compact size of 30.7 square kilometres, boasts a high population density of 187, signalling significant urban concentration. Meanwhile, Swakopmund, with 196 square kilometres and a density of 387, along with Walvis Bay's vast 1,121 square kilometres and a density of 92, highlight their status as major urban centres with substantial infrastructural demands. Likewise, Karibib (95.9 km<sup>2</sup>, 72 density), Usakos (50.3 km<sup>2</sup>, 101 density), and Omaruru (192 km<sup>2</sup>, 56 density) showcase a more dispersed population distribution. These variations underscore the need for tailored infrastructural strategies to address the unique demographic and spatial characteristics of each town. Consequently, Henties Bay is well-positioned to enhance its service infrastructure in response to its moderate but growing demand.

Figure 3: Area of Towns in Erongo Region and Population Density



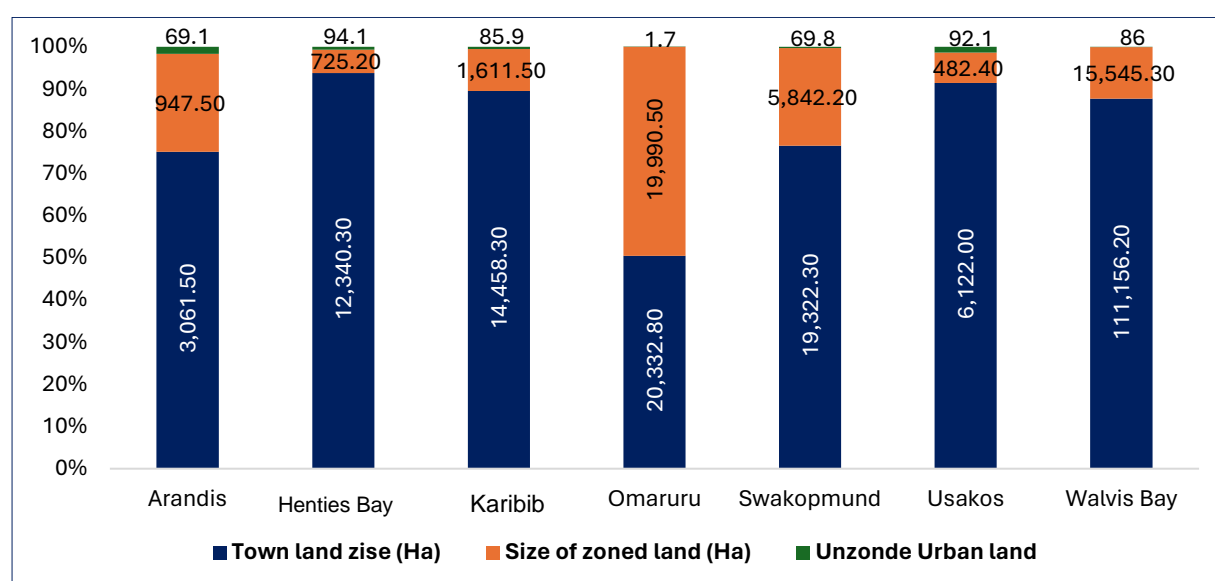
Source: NSA

## 2.4. Land Distribution in Erongo Region

Figure 4 below presents data on the size of townland, showing both zoned and unzoned land. Notably, Walvis Bay stands out with the largest total land size of 111,156.2 hectares, of which 15,545.3 hectares are zoned, and 86 hectares are not zoned. In comparison, Omaruru follows with a total land size of 20,332.8 hectares and an exceptionally high amount of zoned land at 19,990.5 hectares, but only 1.7 hectares of unzoned urban land, indicating intensive zoning.

Similarly, Swakopmund and Karibib have substantial total land areas of 19,322.3 and 14,458.3 hectares respectively, with 5,842.2 and 1,611.5 hectares zoned, and moderate amounts of unzoned urban land. Conversely, Henties Bay, Arandis, and Usakos have smaller total land areas, with Henties Bay and Usakos having relatively high percentages of unzoned urban land (94.1 and 92.1 hectares respectively), whereas Arandis has the smallest total land size of 3,061.5 hectares and 69.1 hectares of unzoned urban land. Overall, this distribution highlights the extensive zoning in some areas compared to others, particularly in Omaruru and Walvis Bay.

Figure 4: Land Distribution in Erongo Region

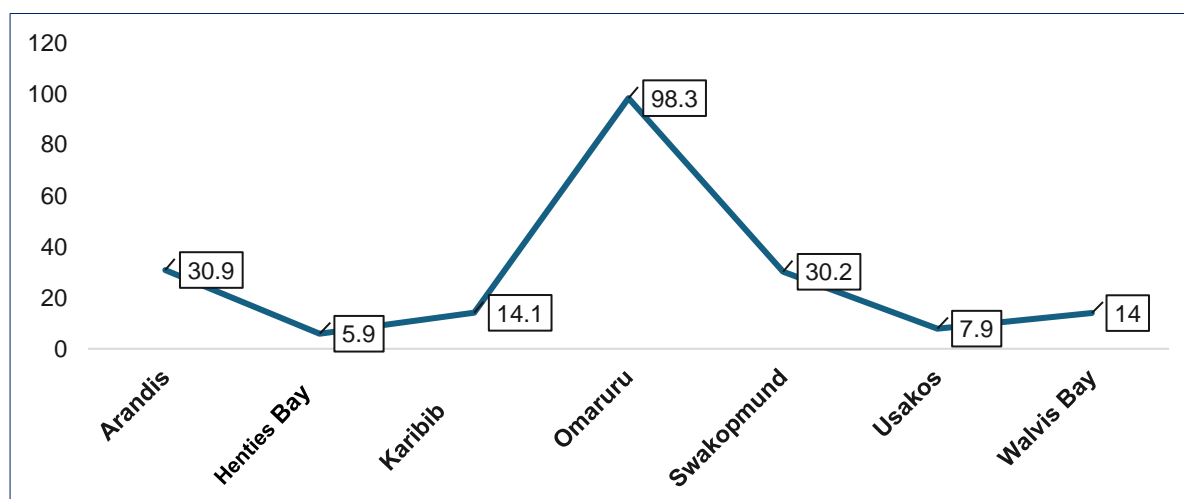


Source: Namibia Urban Land Statistics Bulletin 2021

## 2.5. Proportion of Zoned Urban Land to Total Town Land

Examining the proportion of total zoned urban land to total townland uncovers a fascinating landscape of urban planning diversity. For instance, Omaruru stands out remarkably, with an impressive 98.3% of its land zoned for urban use, reflecting its highly developed urban infrastructure. In stark contrast, Henties Bay and Usakos exhibit minimal urban zoning, at just 5.9% and 7.9% respectively, indicating vast expanses of undeveloped land. Similarly, Arandis and Swakopmund, with moderate zoning proportions of 30.9% and 30.2%, present a balanced mix of urban and non-urban areas. Moreover, Karibib and Walvis Bay, both with around 14% of their land zoned, reveal a more restrained approach to urban development. Consequently, this spectrum of zoning practices underscores the unique developmental priorities and stages of urbanization across these regions.

Figure 5: Proportion of Zoned Urban Land to Total Town Land



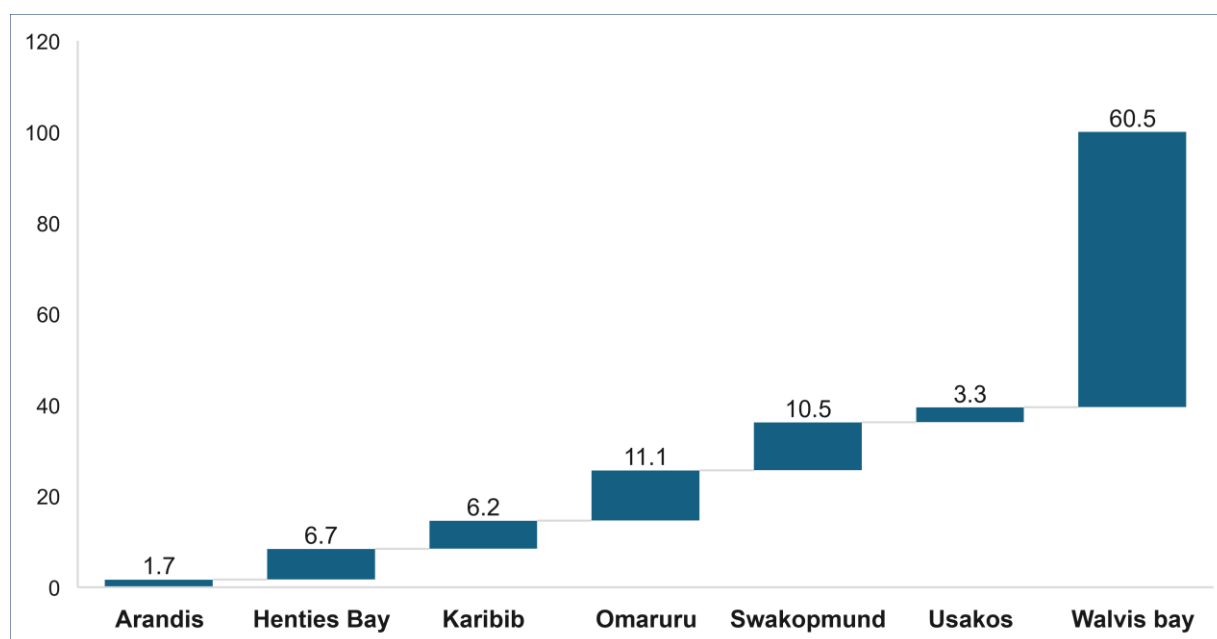
Source: Namibia Urban Land Statistics Bulletin 2021

## 2.6. Townland as a Percentage of Total Land in Erongo Region

Analysis of townland percentages relative to the total land size in the Erongo region reveals significant disparities. Walvis Bay dominates the region, occupying a substantial 60.5% of the total townland area. This is in stark contrast to the other municipalities, where Omaruru and Swakopmund follow at considerably lower percentages of 11.1% and 10.5% respectively. Henties Bay and Karibib hold moderate proportions at 6.7% and 6.2%, while Usakos and Arandis represent the smallest shares at 3.3% and 1.7% respectively. This distribution underscores Walvis Bay's prominence within the region, with its townland area substantially exceeding that of any other municipality. The stark contrast between Walvis Bay and the other towns highlights the varied urban development patterns across the Erongo region. Such disparities in land distribution may have implications for resource allocation, urban planning, and economic development strategies in the region, potentially requiring tailored approaches for each municipality based on their available land resources.



Figure 6: Townland as a Percentage of Total Land

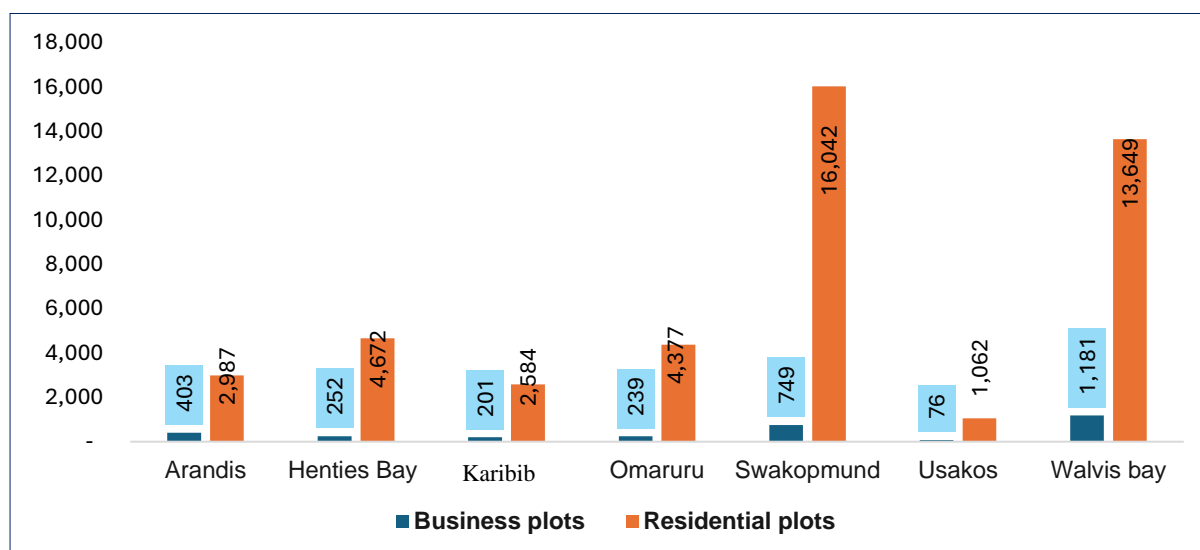


Source: Namibia Urban Land Statistics Bulletin 2021

## 2.7. Residential and Business Plots in Erongo Region

Diving into the economic profiles of these townlands, one can discern distinct patterns in the allocation of business and residential plots that reveal much about their urban landscapes and economic priorities. For example, Walvis Bay emerges as a bustling hub with the highest number of business plots at 1,181, complemented by 13,649 residential plots, indicating a thriving balance between commercial activity and residential property development. Swakopmund, not far behind, boasts 749 business plots and the highest number of residential plots at 16,042, underscoring its substantial urban growth. In contrast, Arandis, despite having 403 business plots, maintains a smaller residential base with 2,987 plots, hinting at a more modest urban scale. Similarly, Henties Bay and Omaruru, with 252 and 239 business plots respectively, show significant residential development, housing 4,672 and 4,377 residential plots, which suggests growing residential communities. Meanwhile, Karibib and Usakos have fewer business plots, 201 and 76 respectively, paired with modest residential plot numbers, 2,584 and 1,062, reflecting their more limited urban expansion. This detailed analysis illuminates the varying degrees of commercial and residential development, painting a vivid picture of each townland's economic landscape.

Figure 7: Residential and Business Plots in Erongo Region



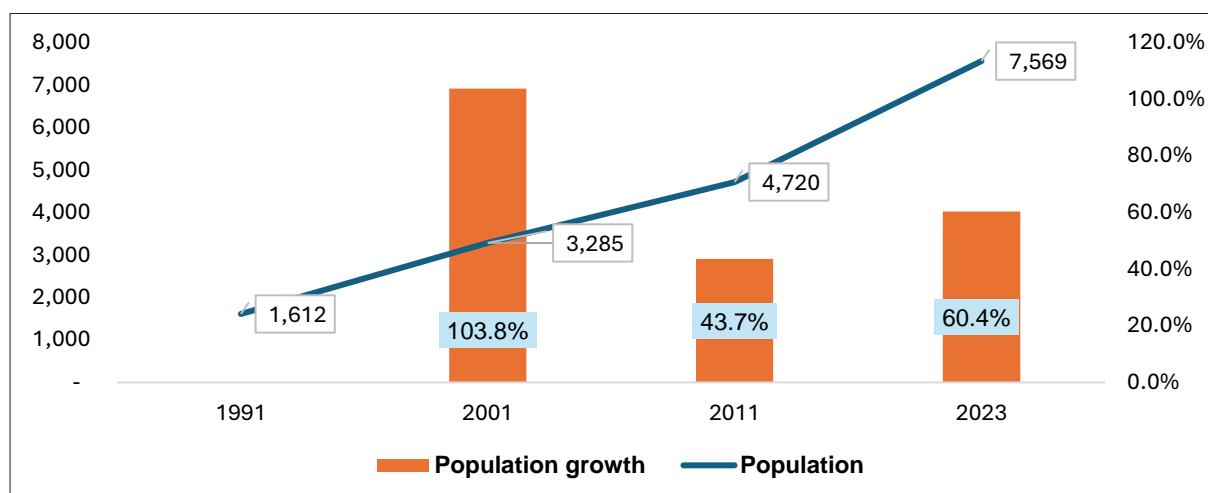
Source: Namibia Urban Land Statistics Bulletin 2021

## 2.8. Henties Bay Population Trends: 1991-2023

Henties Bay experienced substantial population growth over the past three decades, with varying rates of increase in each period. In 1991, the town's population stood at 1,612 residents. By 2001, this figure had more than doubled to 3,285, marking a remarkable growth rate of 103.8% over the decade. The following decade saw continued expansion, albeit at a more moderate pace. In 2011, the population reached 4,720, representing a 43.7% increase from 2001. This slower growth rate suggests a period of consolidation after the rapid expansion of the previous decade.

The most recent period, from 2011 to 2023, witnessed another surge in population growth. By 2023, Henties Bay's population had risen to 7,569, indicating a significant 60.4% increase over the twelve-year span. This recent acceleration in growth underscores the town's continuing attractiveness and development. These trends reflect Henties Bay's evolution from a small coastal settlement to a growing urban center, with each successive period contributing to its demographic expansion and urban development.

Figure 8: Henties Bay Population Trends



Source: NSA

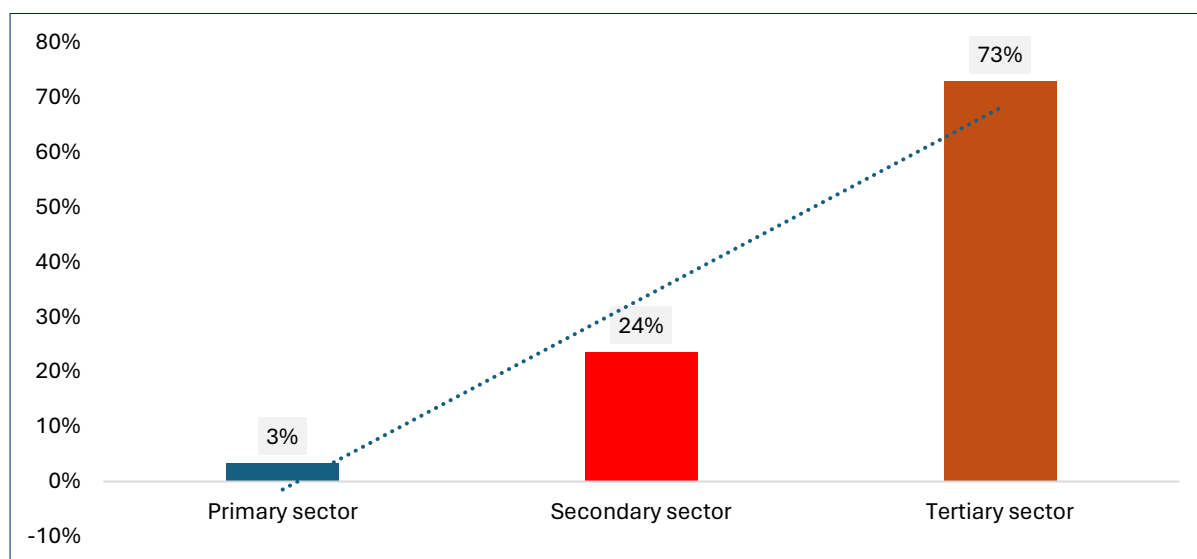
## 2.9. Employment by Sector in Henties Bay

An analysis of employment rates across different sectors in Henties Bay reveals a distinctive distribution of workforce engagement, reflecting the town's economic structure. The primary sector, which typically encompasses agriculture, fishing, and mining, accounts for a modest 3% of employment. This small percentage suggests a limited reliance on traditional resource-based industries within the local economy.

The secondary sector, including manufacturing and construction, plays a more substantial role in the town's employment landscape. This sector employs 24% of the workforce, indicating a significant presence of industrial and construction activities in Henties Bay. However, it is the tertiary sector that dominates the employment spectrum, accounting for a substantial 73% of jobs. This sector encompasses a wide range of services including healthcare, education, finance, retail, and hospitality. The prevalence of service-oriented roles reflects a modern, diversified economy where most employment opportunities are found in service industries.

This distribution highlights a significant shift from traditional primary and secondary industries toward a service-based economy in Henties Bay. It underscores the town's evolution into a hub for service provision, aligning with broader global trends in economic development and urbanization. This employment pattern may have implications for future economic planning, skills development, and infrastructure needs in the town.

Figure 9: Employment by Sector



Source: Henties Bay Local Enterprises and Central Government Offices in Henties Bay

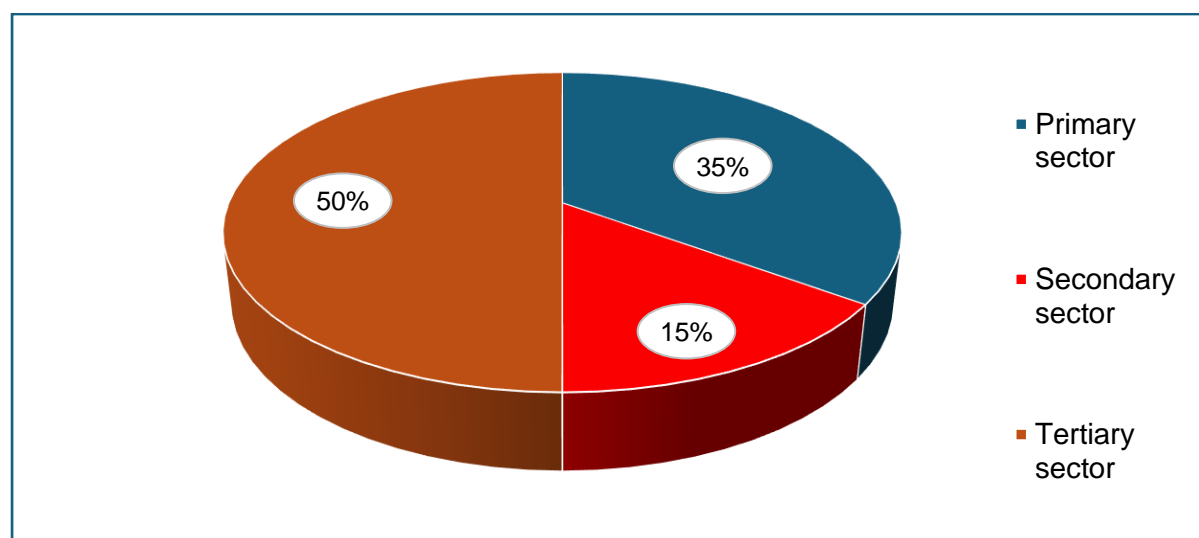
## 2.10. Sectorial Contribution to GDP in Henties Bay

The economic structure of Henties Bay, as reflected in its Gross Domestic Product (GDP) composition, presents a nuanced picture of the town's economic activities and their relative importance. The primary sector, which includes activities such as fishing, agriculture, and potentially some mining or quarrying, contributes a substantial 35% to the town's GDP. This significant share highlights the continued importance of resource-based industries in Henties Bay's economy, despite employing only a small percentage of the workforce. The disparity between employment and GDP contribution suggests high productivity or high-value outputs in this sector, possibly due to capital-intensive operations or valuable natural resources.

The secondary sector, encompassing manufacturing, construction, and related industries, accounts for 15% of the GDP. While this sector employs nearly a quarter of the workforce, its lower GDP contribution might indicate lower value-added activities or potential areas for industrial development and diversification. Dominating the economic landscape is the tertiary sector, contributing a substantial 50% to Henties Bay's GDP. This sector, which includes a wide range of services such as tourism, retail, finance, healthcare, and education, aligns closely with its high employment share. The prominence of the tertiary sector in both GDP and employment underscores Henties Bay's transition towards a service-oriented economy, reflecting broader trends in urbanization and economic development.

This economic composition presents both opportunities and challenges for Henties Bay. The strong tertiary sector suggests a diverse and potentially resilient service economy, while the significant contribution of the primary sector indicates valuable natural resources or high-productivity activities. However, the relatively low GDP contribution of the secondary sector, despite its employment share, might point to areas for potential growth and value addition in manufacturing and construction. Understanding this sectorial breakdown is crucial for informed economic planning, targeted investments, and policy formulation. It can guide efforts to balance economic diversification with the strengthening of existing productive sectors, ultimately fostering sustainable economic growth in Henties Bay.

*Figure 10: Sectorial Contribution to GDP*



*Source: Henties Bay Local Enterprises and Central Government Offices*

### 3. PRIMARY SECTOR ACTIVITIES

#### 3.1. Sources of Water

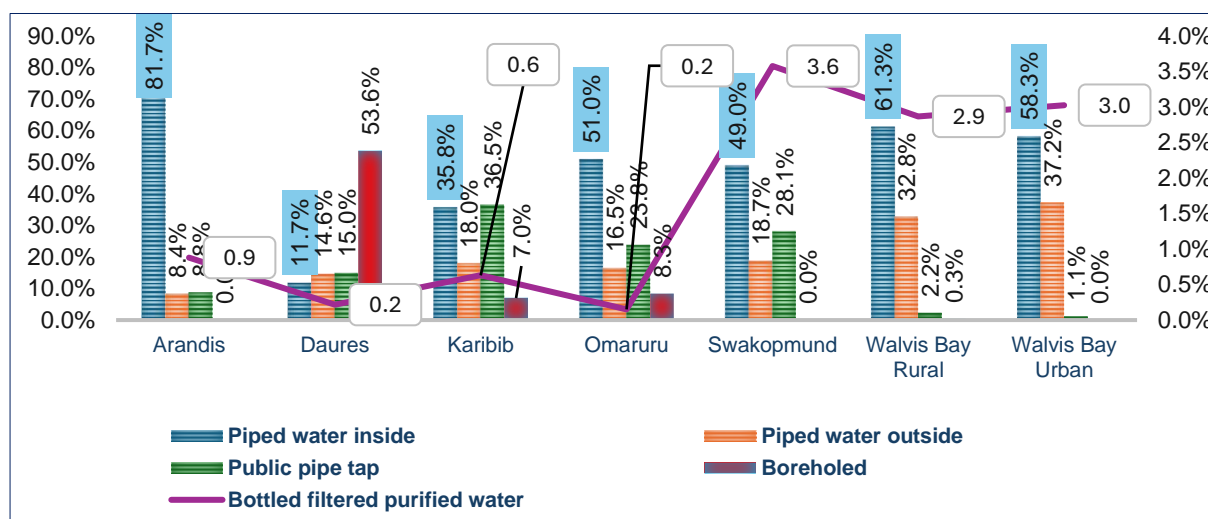
The Erongo region exhibits diverse water access patterns across its constituencies, reflecting varying levels of infrastructure development and environmental conditions. In the Arandis constituency, which includes Henties Bay, 81.7% of households have access to indoor piped water, indicating robust infrastructure. This contrasts sharply with the Daures constituency, where there is heavy reliance on boreholes (53.6%) and public pipe taps (15.0%), suggesting significant challenges in water infrastructure or service provision. Karibib constituency shows a similar pattern to Daures, with significant use of boreholes (36.5%) and public pipe taps (18.0%), and a lower prevalence of household indoor piped water. Omaruru presents a more balanced picture, with 51.0% of households having indoor piped water, but still substantial reliance on public pipe taps (23.8%) and boreholes (8.3%).

In Swakopmund, while 49.0% of households have indoor piped water, there is a notable reliance on bottled filtered purified water (3.6%), possibly indicating concerns about water quality or access. Walvis Bay, both rural and urban areas, shows better access to piped water. In Walvis Bay Rural, 61.3% have indoor piped water and 32.8% use outdoor piped water, while in Walvis Bay Urban, the figures are 58.3% and 37.2% respectively. Both areas also show significant usage of bottled filtered purified water (2.9% and 3.0% respectively).

This distribution highlights significant disparities in water infrastructure across the region. While urban areas like Arandis constituency and Walvis Bay show better access to piped water, rural areas like Daures face more challenges, relying heavily on boreholes and public taps. The use of bottled water in some areas may indicate concerns about water quality or reliability of supply. These patterns underscore the need for targeted infrastructure development and water management strategies across the Erongo region to ensure equitable access to safe water sources for all residents.



Figure 11: Sources of Water



Source: NSA

### 3.2. The Henties Bay Tunnel Trust Farm

The Henties Bay Tunnel Farm Trust stands as a significant agricultural enterprise in the Erongo region, showcasing innovative farming techniques and contributing to local food production. The trust operates a tunnel farming system, a method that allows for controlled growing conditions and potentially year-round cultivation in an area where traditional farming might be challenging due to environmental factors. According to the data provided in Table 1, the trust cultivates an impressive 4,000 plants within its tunnel farming setup. This substantial number of plants underscores the scale of the operation and hints at the trust's commitment to maximizing productivity in a controlled environment.

The farm's output is notable, with a production of 150 kilograms of tomatoes and 3,000 cucumbers. These figures not only indicate the diversity of crops grown but also suggest a focus on high demand produce. Tomatoes and cucumbers are versatile vegetables used in various cuisines, making them valuable crops for local consumption and potentially for the hospitality industry in the region.

The farm's reach extends beyond Henties Bay, as it sells its produce throughout the Erongo region. This wide distribution network speaks to the quality and demand for the farm's products, as well as its role in supporting regional food security and reducing dependence on imports from other areas.

The success of the Henties Bay Tunnel Farm Trust could have several positive implications for the local community:

1. Employment opportunities in agriculture and related sectors.
2. Contribution to local food security.
3. Potential for knowledge transfer and agricultural skills development.
4. Demonstration of sustainable farming practices in a challenging environment.
5. Possible reduction in food transportation costs and associated carbon footprint.

Furthermore, the farm's model could serve as an example for similar initiatives in other parts of Namibia, particularly in areas where traditional farming methods face challenges due to climate or soil conditions. As the farm continues its operations, it may face opportunities for expansion or diversification of crops. Future studies could explore the economic impact of the trust on local food prices, its contribution to reducing food imports to the region, and its potential for scaling up production or introducing new crop varieties suited to tunnel farming.

*Table 1: The Henties Bay Tunnel Farm Trust*

Type of Crop	Quantity (kg)
Plants	4000
Tomatoes	150
Cucumbers	3000

### 3.3. Extensions in Henties Bay

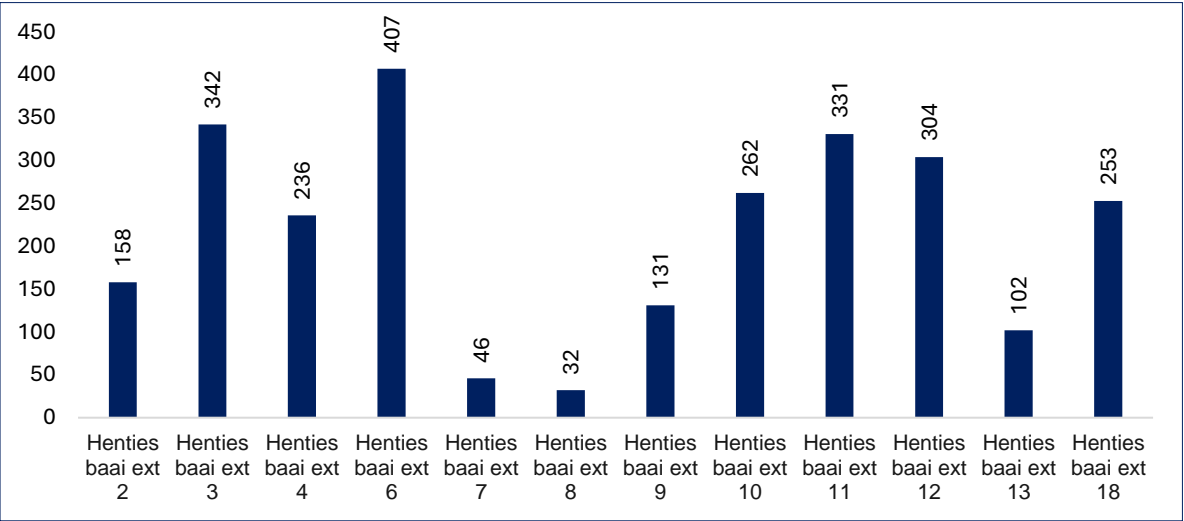
Figure 12 presents data on the distribution of plots across various extensions in Henties Bay, revealing a diverse pattern of land allocation and development within the town. Extension 6 emerges as the most densely plotted area, boasting 407 plots. This is closely followed by Extension 3 with 342 plots and Extension 11 with 331 plots. These areas likely represent zones of concentrated development or residential expansion within Henties Bay. A second tier of extensions shows substantial development, albeit at a slightly lower density. Extension 12 contains 304 plots, while Extensions 10 and 18 feature 262 and 253 plots respectively. These areas suggest ongoing growth and urbanization in newer or recently developed parts of the town.

Extensions 4, 2, 9, and 13 exhibit more moderate levels of plot allocation, ranging from 236 to 102 plots. This intermediate level of development could indicate areas in transition or those with mixed land use patterns. At the lower end of the spectrum, Extensions 7 and 8 stand out with notably fewer plots - 46 and 32 respectively. These could represent newer areas slated for future development, zones with larger plot sizes, or areas with specific land use designations that limit residential or commercial density. This varied distribution of plots across Henties Bay's extensions offers insights into the town's development patterns. It may reflect a combination of factors including:

- 1. Historical growth patterns and urban planning decisions.
- 2. Topographical or environmental constraints on development.
- 3. Zoning regulations and land use policies.
- 4. Infrastructure availability and capacity.
- 5. Demographic trends and housing demand.
- 6. Economic factors influencing real estate development.

Understanding these patterns is crucial for municipal planning, infrastructure development, and service provision. It can guide decisions on where to focus future development efforts, how to allocate resources for public services, and how to manage the town's growth sustainably.

Figure 12: Number of Plots



Source: Henties Bay Municipality

### 3.4. Plots in Omdel and Henties Bay Extensions

Figure 13 presents a detailed breakdown of plot distribution across various extensions in the Omdel and Henties Bay areas, revealing a complex pattern of urban development.

In the Omdel area:

- Extension 2 stands out with the highest number of plots at 386, indicating a zone of concentrated development.
- Extensions 5 and 7 follow closely with 362 and 327 plots respectively, suggesting areas of significant urban density.
- Extension 3 contains 326 plots, while Extension 1 has 203 plots.
- Extensions 4, 6, 8, and 10 show moderate development, ranging from 175 to 220 plots.
- The Omdel Proper area comprises 280 plots, representing a substantial core zone.

In the Henties Bay area:

- Extensions 15 and 16 (combined) boast 364 plots, indicating a major development zone.
- Extension 1 is also significant with 349 plots.
- The Henties Bay Proper area contains 175 plots, forming a notable central district.
- Extension 14 has a more modest 112 plots, possibly representing a newer or less densely developed area.

This distribution reveals several key insights:

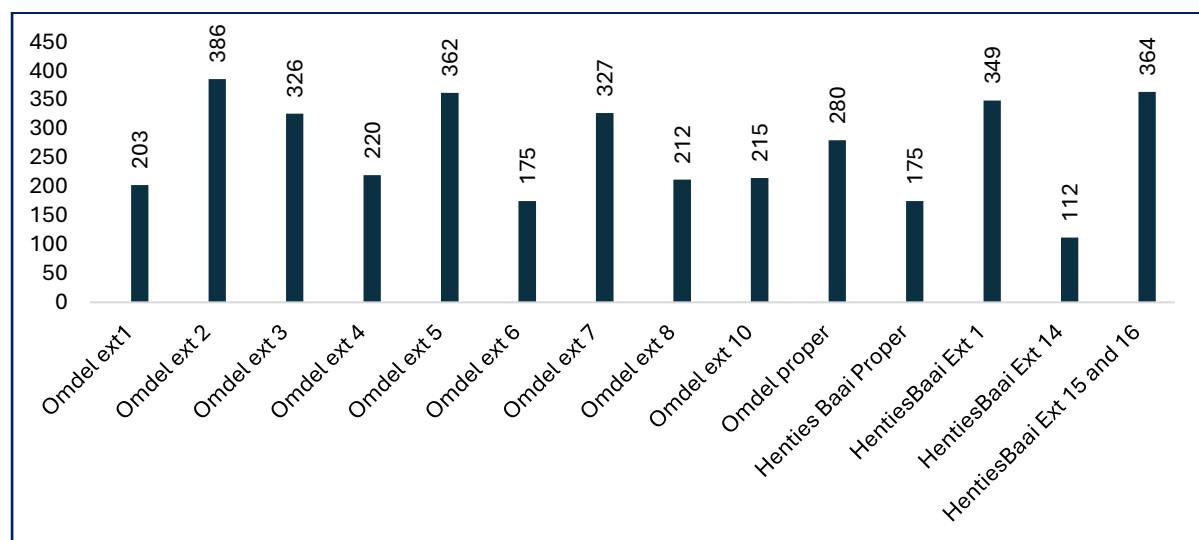
- Omdel appears to have more extensions and generally higher plot numbers, suggesting it may be a larger or more recently expanded area compared to Henties Bay proper.
- There's significant variation in plot numbers across extensions, which could reflect different phases of development, land use policies, or geographical constraints.
- The presence of 'Proper' areas in both Omdel and Henties Bay likely indicates historical town centers or original settlement areas.
- The high number of plots in certain extensions (e.g., Omdel Extension 2, Henties Bay Extensions 15 and 16) might point to recent expansion zones or areas of focused development.

This detailed plot distribution is crucial for urban planning, infrastructure development, and service provision. It can inform decisions on:

- Where to focus future development efforts
- How to allocate resources for public services
- Strategies for managing population growth and urban expansion
- Identifying areas that may need additional infrastructure or amenities

Further analysis could explore the correlation between plot numbers and population density, land use types (residential, commercial, industrial), or the chronological order of extension development. Such insights would provide a more comprehensive understanding of the urban landscape and growth patterns in the Omdel and Henties Bay areas.

*Figure 13: Plots in Various Extensions Within the Omdel and Henties Bay Areas*



*Source: Henties Bay Municipality*

## 4. SECONDARY SETOR ACTIVITIES

### 4.1. Development Budget Allocations Across Namibian Regions

An analysis of development budget allocations across Namibia's regions over the Medium-Term Expenditure Framework (MTEF) period from 2024/2025 to 2026/2027 reveals significant disparities and strategic priorities in national development planning.

The Erongo region emerges as a focal point for substantial investment, securing N\$ 5.79 billion in development funding. This positions Erongo as the second-highest funded region in the country, underscoring its critical role in Namibia's economic landscape. The region's strategic importance is largely attributed to its prime coastal location and the presence of key industrial centers, particularly Swakopmund and Walvis Bay, which serve as vital hubs for maritime trade, fishing, and tourism.

Topping the list is the Khomas region, which includes the capital city Windhoek, with an allocation of N\$9.18 billion. This substantial investment in Khomas likely reflects the region's status as the country's political and economic nerve center, requiring continuous development to maintain its infrastructure and support its growing urban population.

The significant allocations to Erongo and Khomas stand in stark contrast to the funding directed towards other regions. Areas such as Hardap, Kavango East, and Kunene receive considerably less financial support for development projects. This disparity raises important questions about regional equity and balanced national development.

Several factors may contribute to this funding distribution:

1. **Economic potential:** Regions with higher economic output or growth potential may receive larger allocations to further boost their development.
2. **Population density:** More populous regions might require greater investment in infrastructure and services.
3. **Strategic importance:** Regions with key industries or resources crucial to the national economy may be prioritized.
4. **Existing infrastructure:** Areas with less developed infrastructure might require more substantial investment to catch up.
5. **Political considerations:** Budget allocations can sometimes reflect political priorities or regional representation in government.



The substantial investment in Erongo suggests a strategic focus on leveraging the region's coastal assets and industrial potential to drive national economic growth. However, the marked difference in funding between Erongo and less-funded regions highlights potential challenges in achieving balanced regional development across Namibia.

This budget allocation pattern raises several important considerations for policymakers and stakeholders:

- How can the benefits of focused regional investment be balanced with the need for equitable national development?
- What strategies can be employed to ensure that less-funded regions are not left behind in terms of infrastructure and economic opportunities?
- How might these funding disparities impact inter-regional migration and urbanization trends within Namibia?

As Namibia continues to pursue its development goals, monitoring the outcomes of these budgetary allocations and their impact on regional economic disparities will be crucial for informing future policy decisions and ensuring sustainable, inclusive growth across all regions of the country.

*Table 2: Development Budget Allocations to All Regions*

Region Name	Inside State Revenue Fund			Outside State Revenue Fund			MTEF Total	MTEF % Share
	2024/2025	2025/2026	2026/2027	2024/2025	2025/2026	2026/2027		
//Karas	1,216,658	955,640	1,635,618	17,491	13,921	11,365	3,850,693	10%
Erongo	1,209,122	1,333,892	1,124,062	819,193	846,653	457,548	5,790,470	14%
Hardap	313,942	267,675	200,655	7,670	7,670	6,365	803,977	2%
Kavango East	338,005	347,488	330,121	112,998	43,490	25,277	1,197,379	3%
Kavango West	322,288	494,218	630,344	7,670	23,870	6,365	1,484,755	4%
Khomas	2,143,036	2,399,717	3,235,737	265,356	576,107	558,686	9,178,639	23%
Kunene	262,195	324,130	257,471	21,815	38,015	27,582	931,208	2%
Ohangwena	364,043	433,835	419,171	264,721	332,108	249,114	2,062,992	5%
Omaheke	452,254	374,607	405,727	24,644	24,644	31,825	1,313,701	3%
Omusati	332,832	439,925	462,078	248,398	240,625	190,864	1,914,722	5%
Oshana	235,138	377,891	427,207	175,113	189,555	172,050	1,576,954	4%
Oshikoto	476,876	470,186	425,884	66,657	95,717	64,814	1,600,134	4%
Otjozondjupa	591,450	751,857	868,450	634,904	734,904	298,199	3,879,764	10%
Zambezi	494,663	560,978	609,523	203,406	292,416	309,933	2,470,919	6%

Abroad	47,400	174,200	218,600	44,000	44,000	44,000	572,200	1%
All Regions	670,948	327,500	355,300	17,510	17,510	17,510	1,406,278	4%
<b>Total</b>	<b>9,470,850</b>	<b>10,033,739</b>	<b>11,605,948</b>	<b>2,931,546</b>	<b>3,521,205</b>	<b>2,471,497</b>	<b>40,034,785</b>	<b>100%</b>

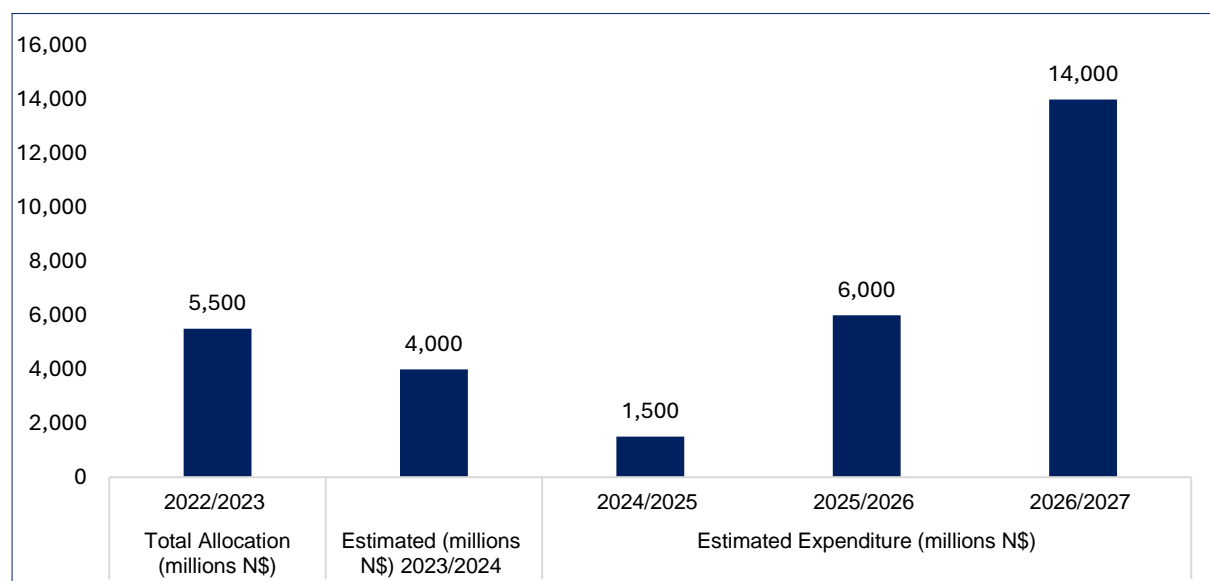
Source: Development Budget MTEF 2024/24 – 2026/27

## 4.2. Infrastructure Development Projects in Henties Bay

### 4.2.1. Construction of Services Infrastructure in Henties Bay (Ministry of Urban and Rural)

The Ministry of Urban and Rural Development allocated N\$5.5 million for the construction of essential services in Henties Bay across the Medium-Term Expenditure Framework (MTEF) during the 2022/2023 financial year. This project aims to enhance the quality of life through the establishment of crucial amenities such as water, electricity, sewer systems, and roads. The project includes feasibility studies, planning, surveying, design, documentation, and construction phases. The primary beneficiaries of the project are local residents and the broader public, illustrating a commitment to fostering sustainable development and improving infrastructure resilience in Henties Bay.

Figure 14: Construction of Services Infrastructure in Henties Bay (Ministry of Urban and Rural)



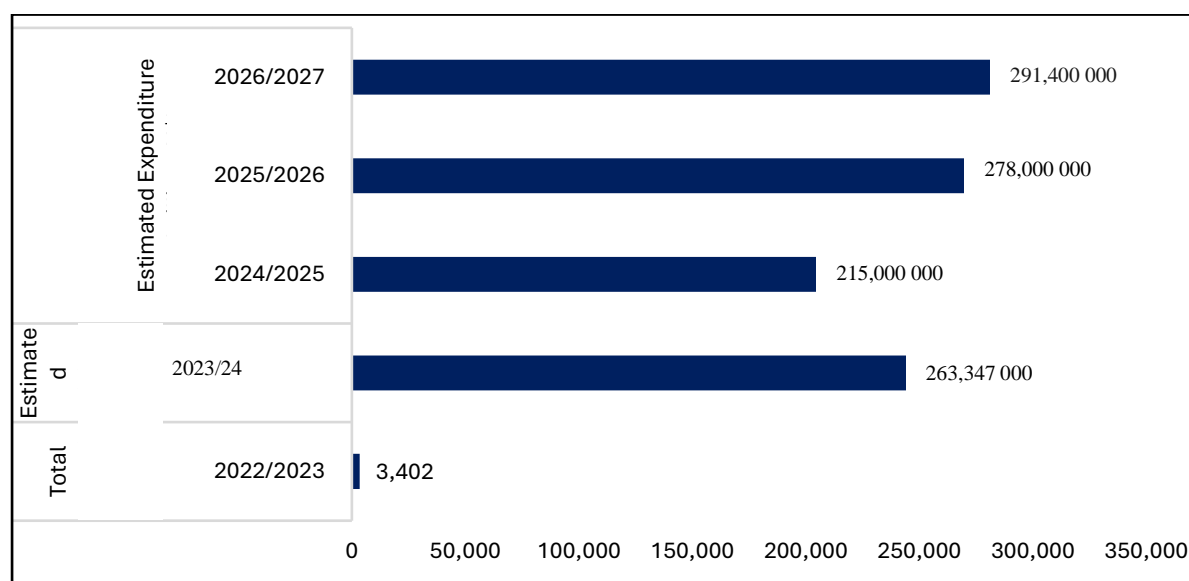
Source: Development Budget MTEF 2024/24 – 2026/27

#### 4.2.2. Construction of Swakopmund - Henties Bay - Kamanjab Link

The ongoing project for the construction of the 412KM Henties Bay - Kamanjab Link aims to upgrade the road network from Swakopmund to Henties Bay to Kamanjab to bitumen standard, encompassing both existing gravel roads and sections yet to be constructed. This initiative not only establishes a crucial link between Namibia's North and Northwestern regions with Swakopmund and Walvis Bay but also serves as a pivotal route for vehicles traveling from neighboring Angola through the Oshikango border post. Additionally, it will shorten routes for vehicles heading towards the South African border.

The completion of Phase 1: Section A, covering Swakopmund to Henties Bay (99.8km), marked by the conclusion of its defect liability period, signifies a significant milestone. Concurrently, construction progresses on Phase 1: Section B, spanning Henties Bay to Uis (96km), underscoring ongoing efforts to enhance regional connectivity. The project's components include design, documentation, and construction phases.

Figure 15: Construction of Swakopmund - Henties Bay - Kamanjab Link (412 KM). (Ministry of Transport)



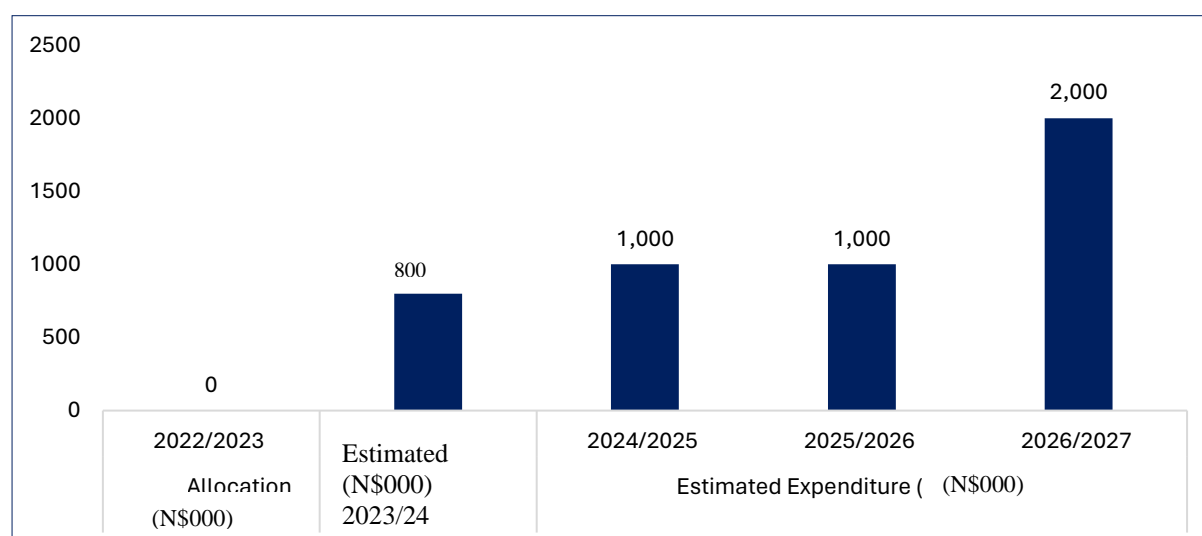
Source: Development budget MTEF 2024/24 – 2026/27

### 4.2.3. Extension of Henties Bay Satellite Office (Ministry of Fisheries and Marine Resources)

The project to extend the Henties Bay Satellite Office of the Ministry of Fisheries and Marine Resources in Henties Bay is a targeted initiative aimed at enhancing office infrastructure for staff members. The project's estimated expenditures ramp up significantly over the years, reached N\$800,000 in 2022/2023 and steadily increasing to N\$2,000 000 by 2026/2027.

The components of the project include feasibility studies, design, documentation, and building renovation. The primary beneficiaries encompass staff members of both the satellite office and the Ministry, as well as the public accessing services provided there. This investment underscores a commitment to improving operational efficiency and service delivery within the ministry, aligning with broader efforts to enhance administrative capabilities in Henties Bay.

Figure 16: Extension of Henties Bay Satellite Office (Ministry of Fisheries and Marine Resources)



Source: Development budget MTEF 2024/24 – 2026/27

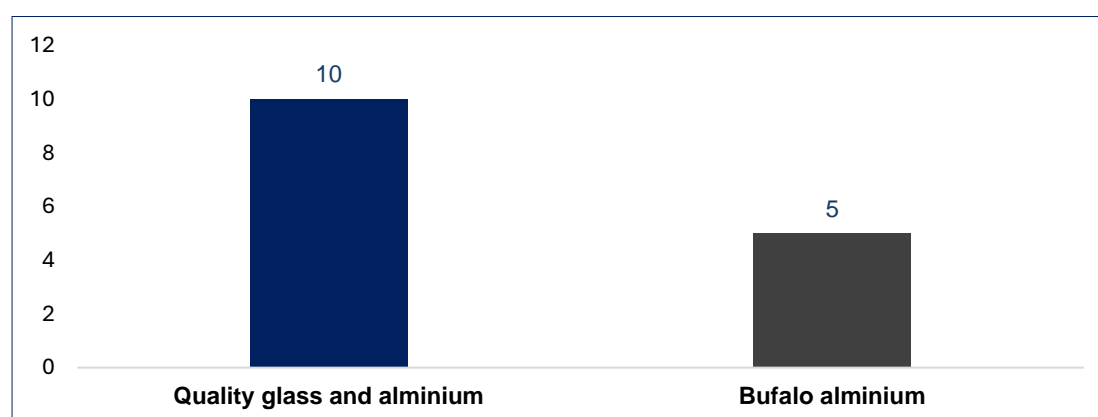
## 4.3. Other Secondary Sector Activities

### 4.3.1. Glass and Aluminium Industry in Henties Bay

The glass and aluminium sector in Henties Bay is represented by two notable companies: Quality Glass and Aluminium, and Bufalo Aluminium. These firms play a crucial role in meeting local demand for glass and aluminium products, contributing to both the construction industry and general consumer needs. Quality Glass and Aluminium stands out as the larger operation, employing a workforce of 10 individuals. This relatively substantial team suggests a capacity for handling larger projects or a wider range of services. The company's size may indicate a ability to take on more complex or voluminous orders, potentially serving a broader customer base within Henties Bay and possibly extending to neighboring areas.

In comparison, Bufalo Aluminium maintains a more modest operation with 5 permanent employees. While smaller in scale, this permanent workforce indicates a stable business with consistent demand for its services. The company likely focuses on more specialized or smaller-scale projects, perhaps catering to a niche market within the local community. Both companies operate on a demand-driven model, producing and supplying products based on specific customer orders. This approach allows for customization and efficient resource management, as production is aligned directly with market needs. It also suggests a degree of flexibility in their operations, able to adapt to changing customer requirements and market trends. As Henties Bay continues to develop, the role of these specialized manufacturing firms may grow, potentially expanding their operations or inspiring similar businesses to establish themselves in the area. Monitoring the growth and evolution of this sector could provide valuable insights into the broader economic development trends of Henties Bay and the surrounding region.

*Figure 17: Quality Glass and Aluminium*



*Source: Quality Glass and Aluminium and Bufalo aluminium*

#### 4.3.2. Henties Bay Brick Maker: Production and Employment Analysis

The brick-making industry in Henties Bay is represented by a significant brick making firm that plays a crucial role in supporting the area's construction sector. This brickmaker demonstrates a notable production capacity and employs a flexible workforce strategy to meet market demands. The brickmaker has a substantial output, producing 15,000 bricks per production cycle.

This volume suggests a significant contribution to the local construction industry and potentially to neighbouring areas as well. The company's workforce is structured to balance consistency and flexibility:

1. Permanent Employees: 5 workers form the core team, ensuring operational continuity and maintaining expertise in the brick-making process.

2. **Temporary Workers:** On good production days, the workforce expands by an additional 10 to 15 temporary employees. This flexible approach allows the company to scale its production in response to demand fluctuations.

**Cost Structure:** Each brick is produced at a cost of N\$2.6. This pricing information is crucial for understanding the economics of local construction and the competitiveness of the brickmaker in the regional market.

**Key Insights:**

1. **Flexible Labor Model:** The combination of permanent and temporary workers allows the brick maker to efficiently manage production cycles and labor costs. This model enables rapid scaling of production during peak demand periods while maintaining a lean operation during slower periods.
2. **Economic Impact:** With up to 20 workers during peak production, this brick maker represents a significant employer in Henties Bay, contributing to local job creation and skill development.
3. **Construction Industry Support:** The substantial production volume of 15,000 bricks indicates strong local demand, likely driven by ongoing construction and development projects in Henties Bay and surrounding areas.
4. **Cost Considerations:** The N\$2.6 per brick cost provides insight into the local construction economics. This figure is crucial for developers and contractors in budgeting and planning construction projects.
5. **Supply Chain Importance:** As a local producer, this brick maker likely plays a vital role in the regional construction supply chain, potentially reducing reliance on imported materials and supporting faster project completion times.
6. **Potential for Growth:** The company's ability to scale production with temporary workers suggests room for expansion if market demand increases consistently.

This brick maker's operations offer valuable insights into Henties Bay's industrial capacity and the dynamics of its construction sector. The company's production volume, employment strategy, and pricing structure all contribute to understanding the broader economic landscape of the area. As Henties Bay continues to develop, monitoring the growth and challenges faced by such local manufacturers will be crucial in assessing the town's overall economic health and development trajectory.



*Table 3: Henties Bay Brickmaker*

	Brick Maker	Type Of Employment	Number Of Employees
Quantity Produced	15 000	Permanent	5
Cost Per Brick	2.6	Temporal	10 To 15

*Figure 18: Super Bricks at Henties Bay Brick Maker*



## 5. TERTIARY SECTOR ACTIVITIES

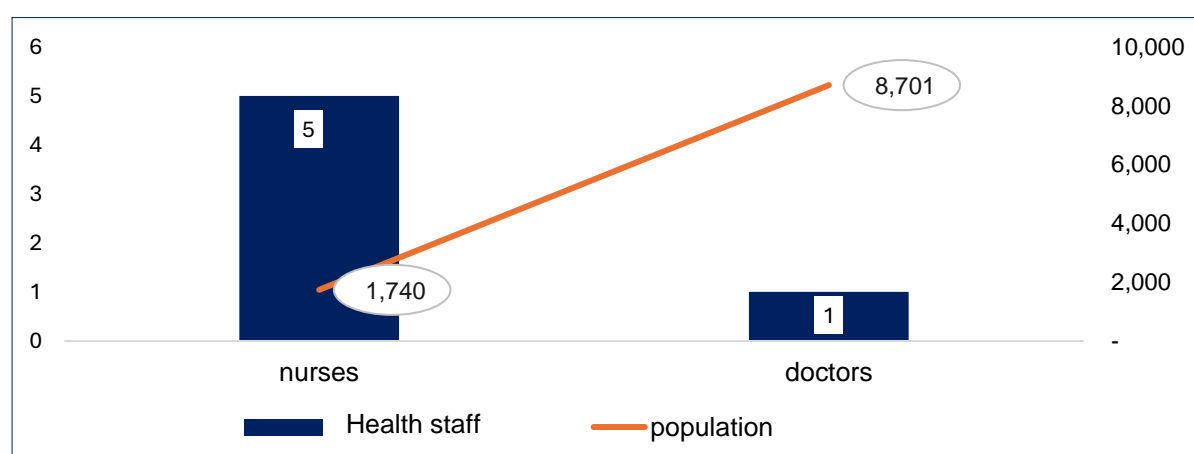
### 5.1. Health Services

#### 5.1.1. Healthcare Professional to Population Ratio

The analysis of healthcare resources in Henties Bay reveals a significant disparity between the number of nurses and doctors available to serve the local population. This imbalance provides crucial insights into the current state of healthcare provision and the challenges faced in meeting the community's medical needs. In this analysis, it appears that there are significantly more nurses than doctors in the clinic, with a ratio of 5 nurses to 1 doctor. Considering the population served by the clinic, which consists of 1,740 individuals, there is a substantial patient-to-doctor ratio of approximately 8,701 patients per doctor. This suggests a potential strain on medical resources and underscores the importance of efficient healthcare delivery and resource allocation to meet the needs of the population effectively. The population per doctor in Henties Bay is higher than the population of the town because 7,569 the clinic also caters for nearby settlements.

The current healthcare professional to population ratio in Henties Bay highlights the pressing need for strategic planning and resource allocation in the healthcare sector. Addressing these disparities is crucial for ensuring adequate healthcare access, improving health outcomes, and supporting the overall well-being of the community. Future healthcare initiatives should prioritize not only increasing the number of healthcare professionals but also implementing innovative solutions to optimize the use of available resources.

Figure 19: Number of Nurses/Doctors Per Population

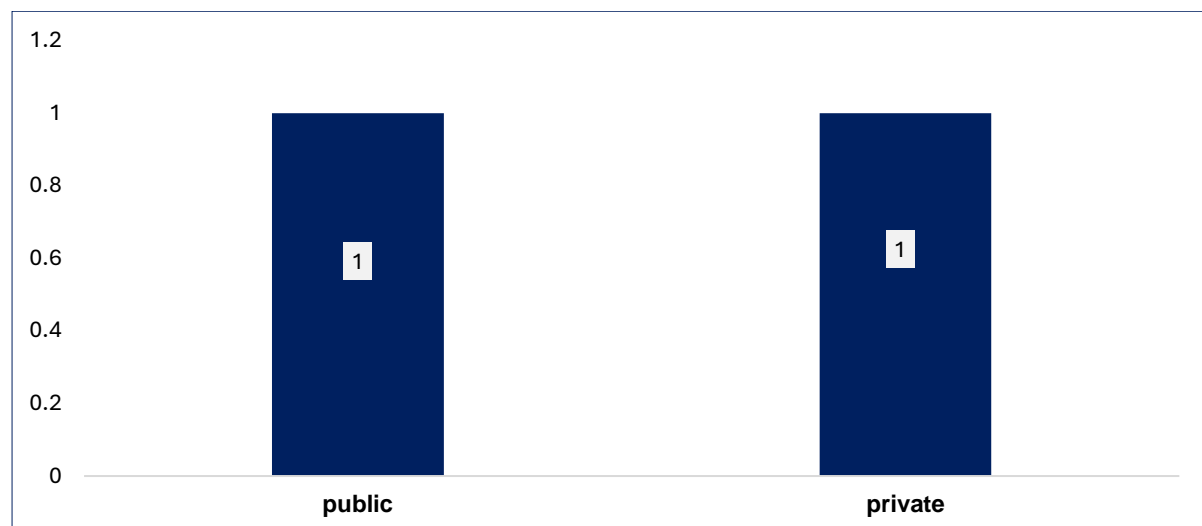


Source: Local Health Staff and Residents

### 5.1.2. Pharmacies

The presence of one public and one private pharmacy suggests a balanced but limited availability of pharmaceutical services within the area. The existence of a public pharmacy at the clinic indicates a commitment to providing accessible healthcare services, likely subsidized or supported by government funding, catering to individuals who may rely on public healthcare options due to financial constraints. On the other hand, the presence of a private pharmacy signifies the availability of healthcare services for those who prefer or can afford personalized care and a wider range of pharmaceutical products. While this setup may offer some level of choice to residents, it also highlights potential challenges such as limited competition, unequal access to healthcare options, and the need for effective coordination between public and private sectors to ensure comprehensive and equitable healthcare delivery.

Figure 20: Pharmacies in Henties Bay



Source: Local Health Staff and Residents

### 5.2. Security Services and Crime Trends in Henties Bay

The analysis of crime statistics for Henties Bay over the years 2023 and 2024 from January to April reveals a complex picture of the town's evolving security landscape. While some crime categories have remained stable, others have shown significant improvements, suggesting a shifting dynamic in local law enforcement and community safety initiatives. This comparison is however limited by the fact that crime statistics for 2023 is being compared to the first four month of 2024.

Assault cases have maintained a consistent level, with 32 incidents reported in both years. This stability indicates a persistent challenge that continues to require attention from both law enforcement and community intervention programs. Similarly, the reported incidents of rape

remained constant at one case per year, highlighting an ongoing, albeit low-level, risk that necessitates continued vigilance and support services for victims.

In contrast to these stable figures, several crime categories have shown notable decreases. Drug-related offenses halved from 6 incidents in 2023 to 3 in 2024 from January to April, potentially reflecting enhanced law enforcement efforts or successful community-based drug prevention programs. Even more striking is the complete elimination of reported business housebreaking cases, dropping from 6 incidents in 2023 to zero in 2024. This dramatic improvement suggests significant enhancements in commercial property security or highly effective, targeted law enforcement strategies.

Residential housebreaking also saw a substantial decline, with incidents decreasing from 32 in 2023 to 10 in 2024, representing a 68.75% reduction. This significant improvement could be attributed to a combination of factors, including improved home security measures, increased community vigilance, or more effective policing strategies in residential areas. Similarly, robbery cases showed a remarkable improvement, declining from 10 incidents in 2023 to zero reported cases in 2024, indicating a noteworthy enhancement in public safety.

These trends paint a picture of overall improvement in Henties Bay's security situation, particularly in property-related crimes and violent offenses like robbery. However, the persistent assault rate underscores the need for continued focus on personal safety and conflict resolution within the community. The substantial reductions in both residential and business housebreaking suggest that efforts to secure properties have been particularly effective, while the elimination of reported robberies points to a potentially significant enhancement in public safety and law enforcement effectiveness.

Moving forward, these statistics provide valuable insights for local authorities, law enforcement agencies, and community leaders in Henties Bay. While celebrating the successes in crime reduction, it's crucial to address persistent challenges, particularly in assault prevention. Continued emphasis on property protection, drug enforcement and prevention, and community-police partnerships will be essential in maintaining and further improving these positive trends. By utilizing this data to inform resource allocation and patrol strategies, Henties Bay can work towards sustaining and enhancing the safety and security of its residents and businesses, ultimately contributing to the overall quality of life in the town.

Table 4: Crime Statistics

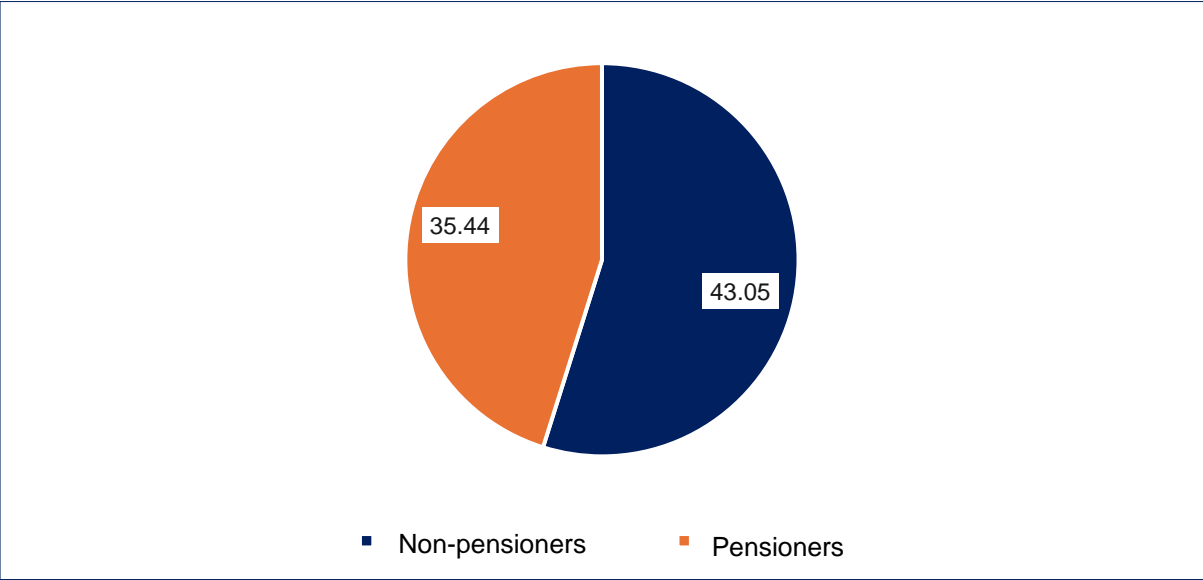
	Assault	Rape	Drugs	House Breaking (Business)	House Breaking (Residential)	Robbery
2023	32	1	6	6	32	10
2024	32	1	3	0	10	0

5.3. Municipal Services and Fees

5.3.1.Prepaid Water

Over the past five years, there has been no change in the fees for both non-pensioners and pensioners, remaining at N\$35.44 and N\$43.05 per kilolitre for prepaid water paid by non-pensioners and pensioners respectively. The relatively lower fee for pensioners reflects efforts to maintain affordability and support for this demographic group, while the unchanged fees for non-pensioners imply a similar commitment to price stability across different customer segments.

Figure 21: Prepaid Water

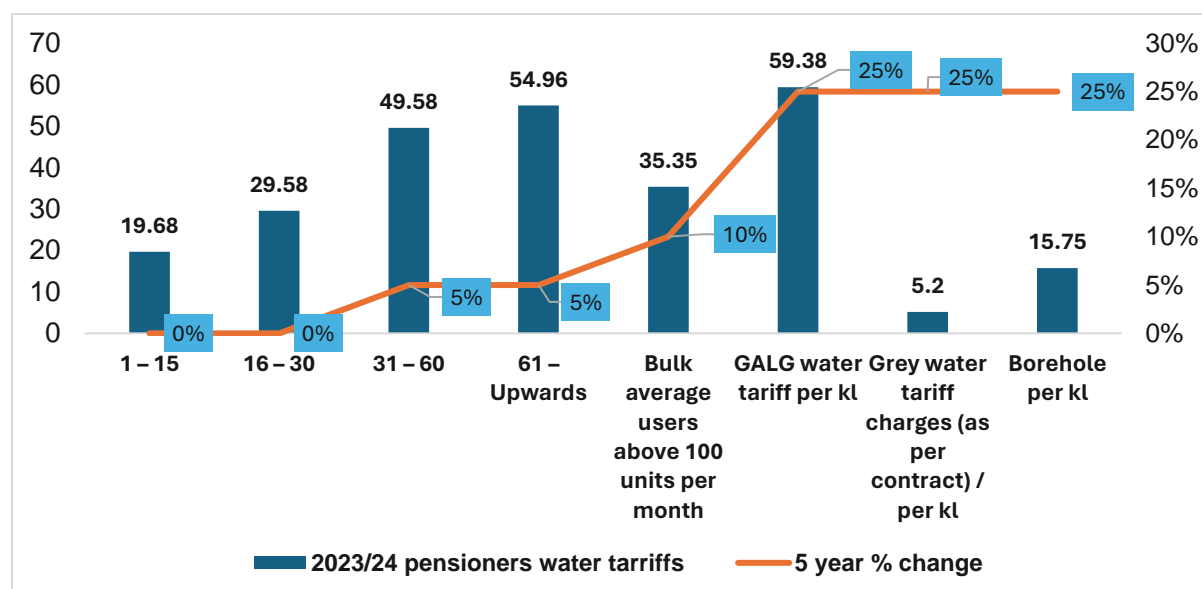


Source: Government Gazette

### 5.3.2. Pensioners Water Tariffs

In the 2023/24 pensioners water tariffs, there has been no change in prices between 1-15 kilolitres and 16–30 kilo litres, remaining at N\$19.68 and N\$29.58 respectively. However, there has been a 5% increase in tariffs for consumption between 31-60 kilolitres and consumption of water more than 61 kilolitres, with prices reaching N\$49.58 and N\$54.96 respectively. For bulk average users consuming more than 100 kilo litres of water per month, there has been a notable 10% increase in tariffs, resulting in a price of N\$35.35. Furthermore, there have been significant increases in tariffs for specific water sources: the GALG water tariff per kilolitres rose by 25% to N\$59.38, grey water tariff charges increased by 25% to N\$5.20 per kilolitres. At the same time, tariffs for boreholes increased by 25% to N\$15.75 per kilolitre.

Figure 22: Pensioner's Water Tariffs

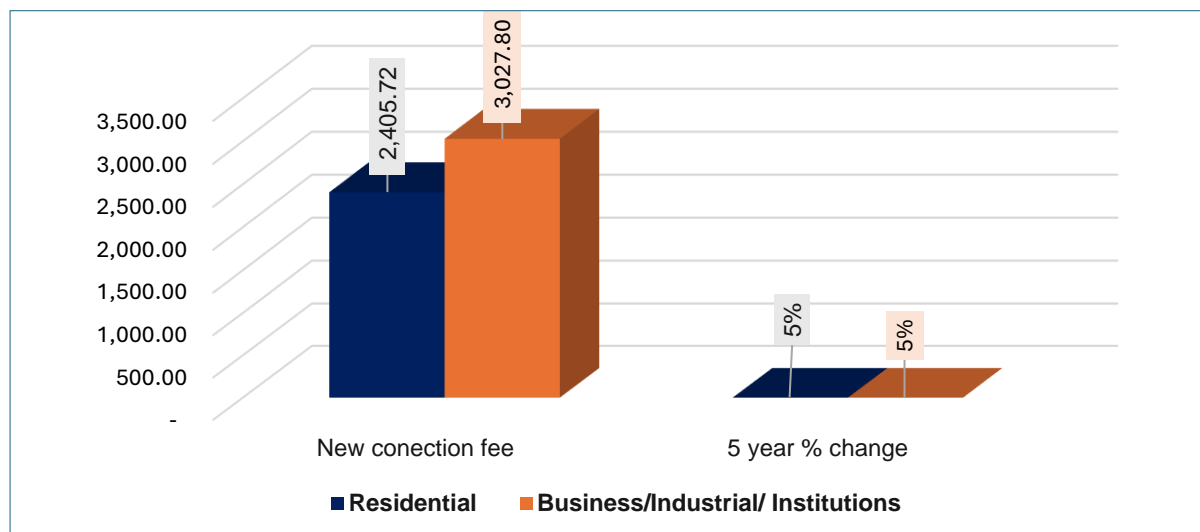


Source: Government Gazette

### 5.3.3. Water Connection Fees

Over the past five years, there has been a consistent 5% increase in both residential and business/industrial/institutional new connection fees, with residential fees reaching N\$2,405.72 and business/industrial/institutional fees hitting N\$3,027.80. This parallel upward trend suggests that the factors influencing these fees, such as infrastructure costs, administrative expenses, or regulatory requirements, have affected both sectors the same way.

Figure 23: Water Connection Fees

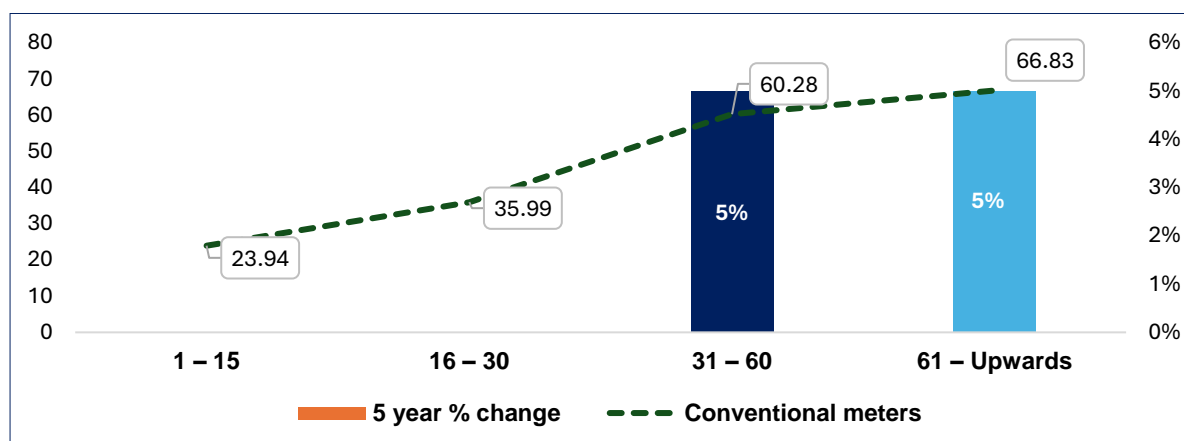


Source: Government Gazette

#### 5.3.4. Conventional Water Meters

Over the past five years, there has been a stable trend in the prices of conventional meters for various usage brackets. For meters catering to consumption levels between 1 and 15 units, there has been no change, with the price remaining at 23.94 units. Similarly, for the 16–30-unit bracket, the price has stayed constant at 35.99 units. However, for higher consumption brackets, there has been a 5% increase in prices. For meters measuring consumption between 31 and 60 units, the price rose to 60.28 units, while for meters measuring 61 units and upwards, the price increased to 66.83 units. This suggests that while there's been stability in pricing for lower consumption levels, there's been a slight upward adjustment for higher consumption brackets, possibly reflecting changes in production costs, regulatory requirements, or technological advancements in metering systems.

Figure 24: Conventional Meters



Source: Government Gazette

## 5.4. The Real Estate Market

### 5.4.1. Ultra- Low-Income Applicants on The Waiting List

The real estate market in Henties Bay, particularly when viewed through the lens of land applicants, offers a revealing glimpse into the town's socio-economic landscape. The data on ultra-low-income applicants paints a nuanced picture of housing demand and economic stratification within the community. To date, a substantial 1,900 applications have been received for land in the ultra-low-income category, with new applications continuing to be accepted. This high number underscores a significant and persistent demand for affordable housing options in Henties Bay. The ongoing influx of applications suggests that this demand is not merely a static backlog but an active, growing need within the community.

Delving deeper into the employment status of these applicants provides further insights into the economic fabric of Henties Bay. A striking 75% of the applicants, totaling 1,425 individuals, are employed. This high proportion of working applicants challenges simplistic notions of poverty and unemployment. Instead, it points to a substantial working-class population struggling to access affordable housing despite having steady employment. This situation highlights the potential mismatch between wages and housing costs in the area, raising questions about living wages and the overall cost of living in Henties Bay.

Additionally, 20% of the applicants, or 380 individuals, identify as self-employed. This significant portion of entrepreneurs and small business owners among the ultra-low-income applicants is particularly noteworthy. It suggests a vibrant, if financially challenged, small business sector in Henties Bay. The presence of these self-employed individuals in the affordable housing queue may indicate the precarious nature of small businesses in the area or the challenges faced by new entrepreneurs in establishing financial stability.

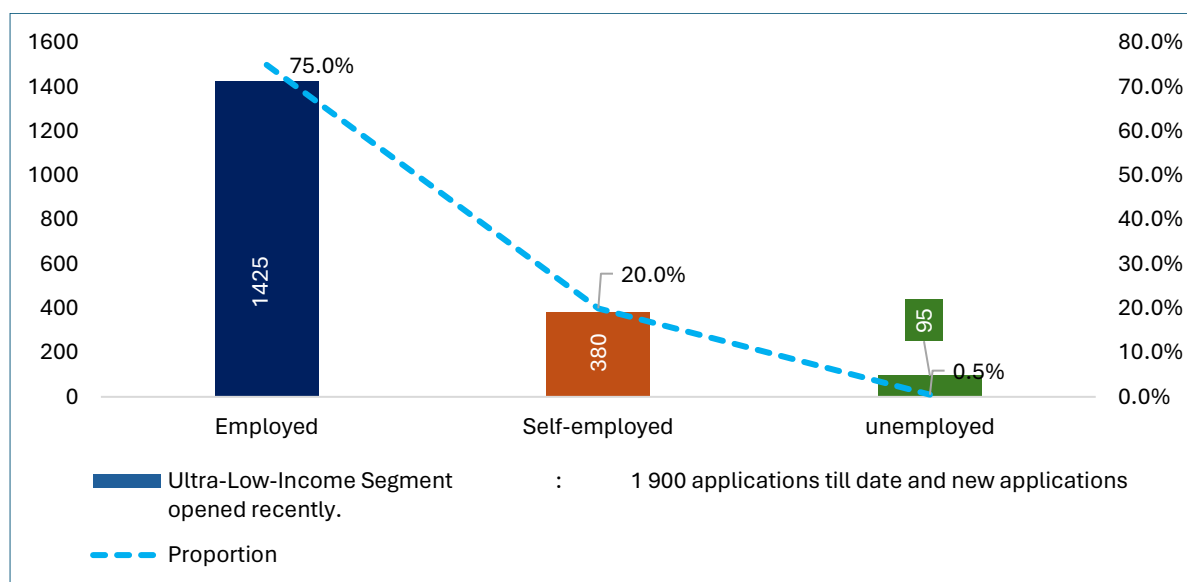


The remaining 5% of applicants, while not explicitly categorized, likely represent a mix of unemployed individuals, students, or those with irregular income sources. This group, though smaller, still represents 95 households in need of housing support, underscoring the diverse nature of housing needs in the community.

These statistics paint a picture of a town grappling with affordable housing issues across various economic strata. The high number of employed and self-employed individuals seeking ultra-low-income housing options suggests that Henties Bay may be experiencing challenges in providing affordable living solutions for its working population. This situation could have far-reaching implications for the town's economic development, potentially affecting employee retention, small business growth, and overall community stability.

As Henties Bay continues to develop, addressing this pressing demand for affordable housing will likely be crucial. Policymakers and urban planners may need to consider innovative housing solutions, reassess zoning laws, or explore public-private partnerships to bridge the gap between housing supply and demand. Moreover, this data underscores the importance of holistic economic development strategies that not only create jobs but ensure that those jobs provide wages sufficient for securing adequate housing in the local market.

Figure 25: Ultra- Low-Income Applicants on The Waiting List



Source: Henties Bay Municipality

#### 5.4.2. Middle-High Income Segment and Ultra- low-income Applicants on the Waiting List

An examination of land applications across different income segments in Henties Bay reveals a stark economic divide within the community, offering insights into the town's socioeconomic

structure and housing challenges. The ultra-low-income segment dominates the land application landscape with a substantial 1,900 applicants. This overwhelming demand for affordable housing options underscores the significant economic challenges faced by a large portion of Henties Bay's population. The sheer volume of these applications suggests a critical shortage of accessible housing for lower-income residents, highlighting their urgent need for stable living conditions and their aspirations for property ownership.

In sharp contrast, the middle-high income segment presents a markedly different picture with only 405 land applicants. This considerably lower number implies a range of possible scenarios for this demographic. It could indicate better access to existing housing stock, stronger financial capabilities to navigate the current real estate market, or perhaps a preference for different types of housing arrangements not captured in these land applications.

The disparity between these two segments - a ratio of nearly 5 to 1 in favor of ultra-low-income applicants - paints a vivid picture of economic stratification within Henties Bay. This imbalance suggests a 'bottom-heavy' economic structure, where a large portion of the population struggles with housing affordability while a smaller segment enjoys relative economic stability and housing security.

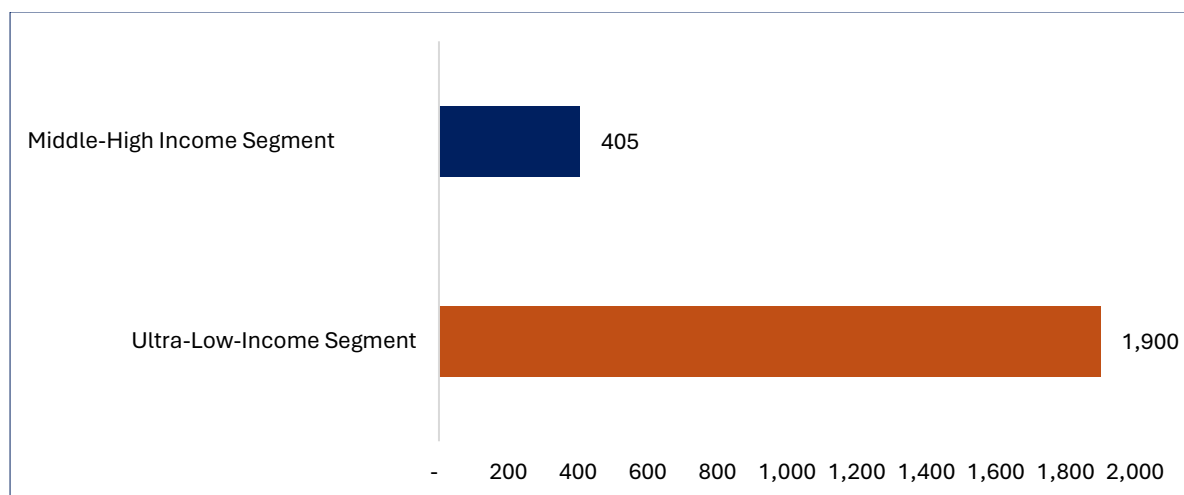
This divide raises important questions about the nature of economic development in Henties Bay. It may point to limitations in upward mobility, a shortage of middle-income job opportunities, or a cost of living that is challenging for many residents to manage. The high number of ultra-low-income applicants, many of whom are employed or self-employed, further suggests that even having a job or running a small business may not be sufficient to escape housing insecurity in the current economic climate.

For policymakers and urban planners, this data presents both challenges and opportunities. The pressing demand for affordable housing needs to be addressed to ensure community stability and promote economic growth. At the same time, strategies to expand and strengthen the middle-income segment could help create a more balanced economic structure in Henties Bay. Moreover, this stark divide may have implications for social cohesion and community development. A town with such pronounced economic stratification might face challenges in areas such as public service provision, education, and overall quality of life for its residents.

As Henties Bay continues to develop, addressing this economic divide will likely be crucial for sustainable growth. Potential strategies could include targeted affordable housing initiatives, programs to support small businesses and entrepreneurship, skills development to help residents access higher-paying jobs, and policies to attract industries that can provide a range

of employment opportunities across different income levels. Ultimately, the contrasting demand for land between these income segments serves as a powerful indicator of Henties Bay's current economic realities and the challenges it faces in fostering inclusive growth and development for all its residents.

*Figure 26: Middle-High Income Segment and Ultra- Low-Income Applicants on The Waiting List*



*Source: Henties Bay Municipality*

## 5.5. Educational Services in Henties Bay

### 5.5.1. University of Namibia (Sam Nujoma Campus)

Henties Bay is home to a significant institution of higher learning, the Sam Nujoma Campus of the University of Namibia. This campus stands as a testament to the town's growing importance in the field of marine and aquatic sciences, reflecting its coastal location and the rich marine ecosystem of the Atlantic Ocean. Specializing in Marine and Aquatic Sciences, the Sam Nujoma Campus offers a comprehensive range of academic programs, from undergraduate honours degrees to doctoral studies. This specialization aligns closely with the town's geographical context and potentially contributes to the regional economy by fostering expertise in marine-related industries. The current student enrolment at the campus provides insight into its academic focus and scale:

1. Bachelor of Marine and Aquatic Science (Honours): 90 students This robust undergraduate enrolment suggests a strong interest in marine sciences among Namibian students and potentially those from neighbouring countries. It also indicates the campus's capacity to support a substantial undergraduate program.
2. Master's Degree in Marine and Aquatic Sciences: There are 6 masters students. The presence of postgraduate students, albeit in smaller numbers, demonstrates the campus's commitment to advanced research and specialized training in the field.

3. PhD in Marine and Aquatic Sciences: There are PhD 4 students. The enrolment of doctoral candidates, though modest, signifies the campus's engagement in high-level research and its potential to contribute to cutting-edge developments in marine and aquatic sciences.

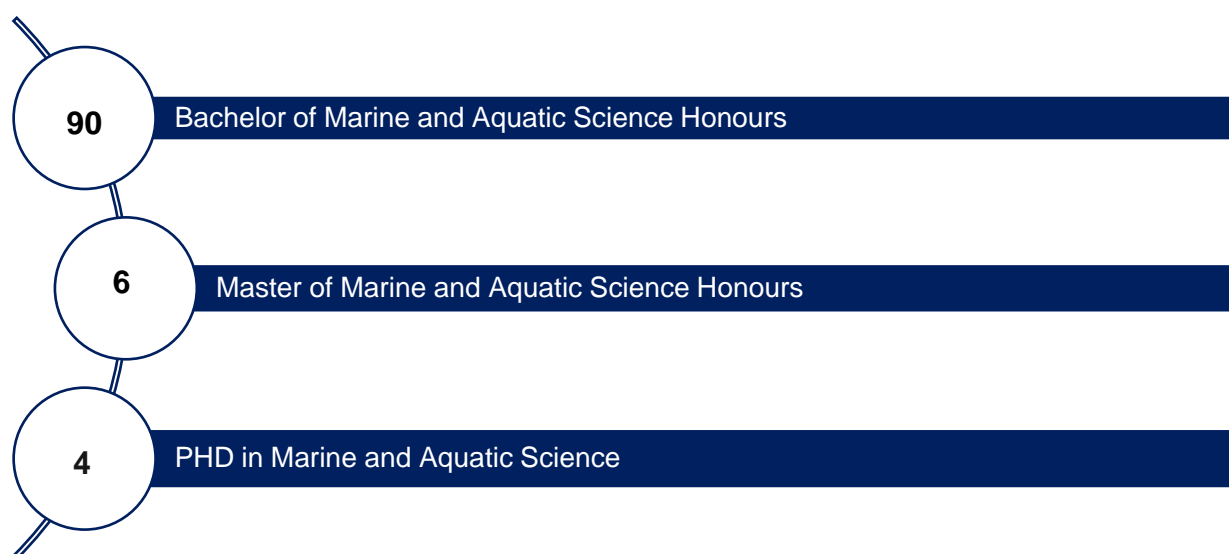
The distribution of students across these academic levels creates a pyramid structure typical of specialized scientific fields, with a broad base of undergraduate students and progressively fewer students at more advanced levels of study. This structure supports a robust academic environment where undergraduate students can benefit from exposure to advanced research projects and mentorship opportunities.

The presence of this specialized campus in Henties Bay likely has several implications for the town:

1. Economic Impact: The student and faculty population contributes to the local economy through housing, retail, and service demands.
2. Knowledge Hub: It positions Henties Bay as a center for marine science expertise, potentially attracting research projects and collaborations.
3. Skills Development: The campus provides opportunities for local youth to acquire specialized skills without leaving the region.
4. Industry Linkages: The focus on marine sciences could foster connections with local industries such as fishing, aquaculture, and marine conservation.
5. Community Engagement: University activities and research projects may involve community participation, enhancing local awareness of marine ecosystems.

As the Sam Nujoma Campus continues to develop, it has the potential to play a pivotal role in Henties Bay's growth, contributing to its identity as not just a coastal town, but as a center for marine science education and research in Namibia and potentially the broader southern African region.

Figure 27: Enrolment Rates at the University of Namibia Sam Nujoma



Source: University of Namibia Sam Nujoma Campus

#### 5.5.2. Public and Private Education

The educational landscape in Henties Bay presents a complex picture, characterized by limited public school options and a reliance on private institutions. This situation has far-reaching implications for the town's students, families, and overall educational outcomes.

Henties Bay's public education system is notably underserved, with only one public school, Kamwandi Combined School, serving the entire community. This scarcity of public educational facilities likely contributes to higher learner-to-teacher ratios, potentially compromising the quality of education and individual attention students receive. Such conditions can adversely impact learning outcomes, potentially affecting students' academic performance and future opportunities.

The private sector has stepped in to partially fill this gap, with two private schools operating in Henties Bay: Henties Bay Private School and Christelike Privaatskool Hentiesbaai. While these institutions provide additional educational options, their private nature may limit accessibility for some families due to potential financial constraints. A significant challenge faced by Henties Bay's education system is the absence of Grade 12 education within the town. This gap forces Grade 12 learners to commute approximately 71.7 kilometers to Swakopmund to complete their secondary education. This long-distance commute presents several challenges:

1. **Time and Energy:** The daily round trip of over 140 kilometers consumes considerable time and energy, potentially impacting students' ability to focus on their studies.

2. **Financial Burden:** The cost of daily transportation or the need for accommodation in Swakopmund may create financial strain for families.
3. **Social and Emotional Impact:** Being separated from their home community during this crucial educational phase could affect students' social connections and emotional well-being.
4. **Access and Equity:** The need to commute may discourage some students from pursuing Grade 12 education, potentially limiting their future academic and career prospects.

This situation underscores several key issues in Henties Bay's educational infrastructure:

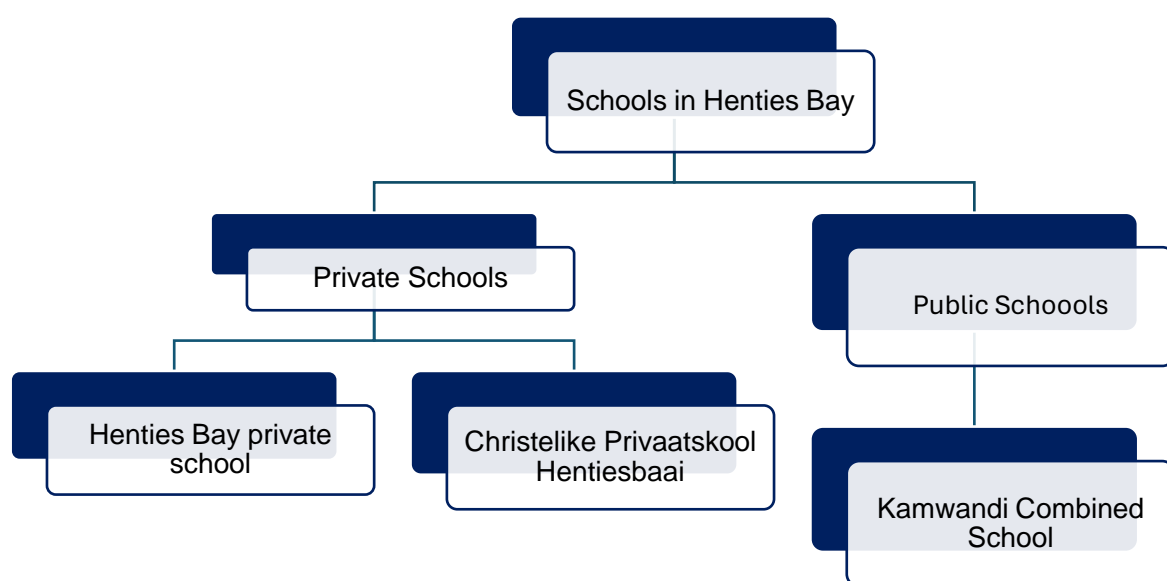
1. **Limited Public Investment:** The scarcity of public schools suggests a need for increased government investment in education in the area.
2. **Reliance on Private Education:** The presence of two private schools among just three total schools indicates a significant role for private education in meeting the community's needs.
3. **Incomplete Educational Pathway:** The lack of Grade 12 education within Henties Bay represents a critical gap in the local education system.
4. **Potential for Brain Drain:** The need for students to leave town for their final year of schooling may contribute to youth outmigration if they don't return after completing their studies.

Addressing these educational challenges will be crucial for Henties Bay's long-term development. Potential solutions could include:

- Investing in new public schools to reduce learner-to-teacher ratios and improve educational quality.
- Expanding existing schools to offer Grade 12 education within Henties Bay.
- Exploring distance learning or satellite campus options for Grade 12 students.
- Implementing transportation support systems for students commuting to Swakopmund.

By addressing these educational gaps, Henties Bay can work towards providing more comprehensive and accessible education for all its young residents, potentially improving overall educational outcomes and supporting the town's future growth and development.

Figure 28: Private and Public Schools in Henties Bay



### 5.5.3. Learner to Teacher ratio at Kamwandi Combined School

Statistics on the number of learners and the teacher to learner ratios showed that there are higher teacher-to-learner ratios in several grades, notably grades 4, 5, 6, and 8, with ratios exceeding 45. This situation likely diminishes the quality of education due to reduced individual attention, increased teacher stress, and potential negative impacts on student academic performance and engagement. The high enrollment numbers in secondary school grades further exacerbate the issue, indicating overcrowded conditions. Below are the implications of the of Higher Teacher-to-Learner Ratios:

#### 1. Quality of Education

**Individual Attention:** Higher learner to teacher ratios, especially in grades 4, 5, 6, and 8, where the ratio exceeds 45, indicate that teachers have less time to devote to each student. This can negatively impact the quality of education, as students might not receive the individual attention they need to grasp complex concepts.

**Classroom Management:** Larger class sizes can lead to difficulties in classroom management, reducing the overall effectiveness of teaching and learning.

#### 2. Teacher Workload

**Burnout and Stress:** Teachers handling larger classes are more prone to burnout and stress due to increased workload, which can affect their teaching quality and lead to higher turnover rates.

**Resource Allocation:** More learners per teacher mean that resources (time, materials, and attention) are stretched thin, potentially leading to a less effective educational environment.

### 3. Student Outcomes

**Academic Performance:** Research generally shows that smaller class sizes are associated with better academic performance, especially in the early years. Higher ratios in critical learning years (Gr 4 to Gr 8) might hinder student progress and achievement.

**Engagement and Motivation:** Learners in larger classes may feel less engaged and motivated, as the teacher's ability to interact with each student is limited.

### 4. Need for Another Secondary School

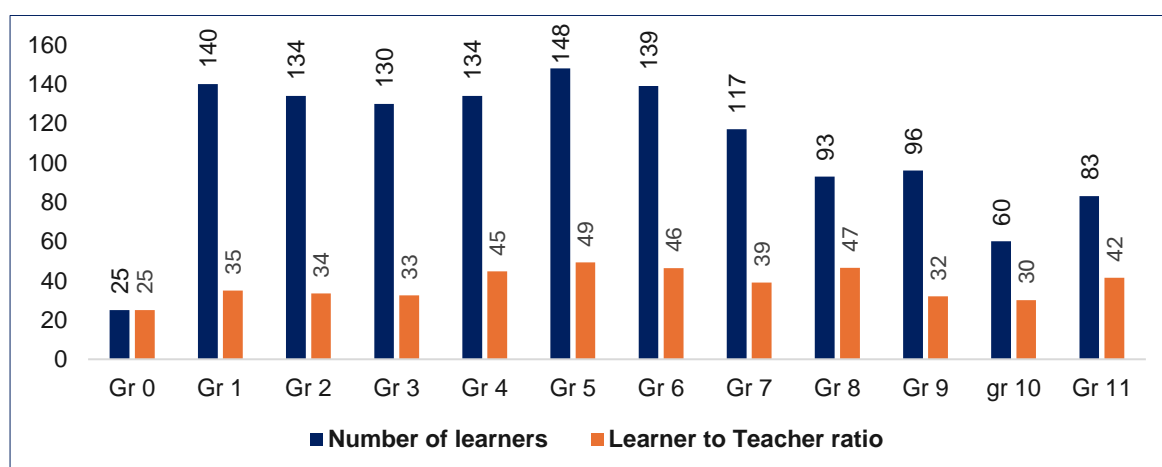
**Grade 7-11 Enrolment:** The data shows significant enrolment numbers in secondary school grades (Gr 7 to Gr 11). For instance, Grade 7 has 117 learners with a ratio of 39, and Grade 8 has 93 learners with a ratio of 47. These high ratios suggest that current secondary schools are overcrowded.

**Future Growth:** If the current trend continues, the number of learners in higher grades might increase, further exacerbating the problem.

**Improving Education Quality:** Establishing other secondary schools could help distribute the student population more evenly, reducing the learner to teacher ratios and improving the quality of education.

**Community Impact:** Additional schools can also provide more employment opportunities for teachers and staff and contribute to community development by ensuring better education for the youth.

*Figure 29: Number Of Learners and Teacher to Learner Ratios at Kamwandi Combined School*



Source: Kamwandi Combined School



## 6. INVESTMENT OPPORTUNITIES IN HENTIES BAY

### 6.1. Tourism Development in Henties Bay

Henties Bay's strategic location along Namibia's scenic Skeleton Coast, presents a wealth of investment opportunities in the tourism sector, capitalizing on its unique coastal location and diverse natural attractions. The town's tourism industry offers a wide spectrum of potential developments, each tapping into different aspects of the area's natural beauty and recreational potential. Coastal Accommodation ventures stand at the forefront of investment opportunities. The development of hotels, resorts, lodges, and guesthouses along Henties Bay's picturesque coastline could cater to a range of traveler preferences, from luxury seekers to budget-conscious visitors. These projects could leverage the town's coastal charm, offering stunning ocean views and easy access to beach activities.

Adventure Tourism initiatives present another exciting avenue for investment. Henties Bay's unique landscape provides an ideal setting for adrenaline-pumping activities such as sandboarding on the nearby dunes, quad biking through rugged terrain, and deep-sea fishing charters. These activities not only attract thrill-seekers but also diversify the town's tourism offerings, potentially extending the average visitor stay.

Eco-Tourism projects align well with global trends towards sustainable travel. Investments in this sector could include environmentally friendly accommodation options, the development of nature reserves, and the establishment of guided tour services. These initiatives would showcase Henties Bay's rich biodiversity, from its unique desert-meets-sea ecosystem to the diverse marine life off its shores, appealing to environmentally conscious travelers and nature enthusiasts.

Golf Tourism presents a niche but potentially lucrative investment opportunity. The development of specialized golf resorts and courses could attract both casual players and tournament organizers. With careful design, these facilities could blend into the natural landscape, offering a unique golfing experience that combines sport with scenic beauty.

Water Sports facilities represent another promising investment area, taking advantage of Henties Bay's windy conditions and pristine beaches. Developments in this sector could include centers for surfing, kiteboarding, and jet skiing, along with equipment rental services and instructional programs. These facilities could cater to both experienced water sports enthusiasts and beginners looking to try new activities.

Each of these investment areas offers the potential to enhance Henties Bay's appeal as a diverse and dynamic tourist destination. They could contribute to extending the tourist season, increasing visitor numbers, and boosting the local economy. However, potential investors should consider factors such as environmental impact, community engagement, and sustainable development practices to ensure that tourism growth benefits both visitors and local residents.

Moreover, these developments could create synergies with existing local businesses, from restaurants and retail shops to tour operators and transport services. This holistic approach to tourism development could foster a vibrant and sustainable tourism ecosystem in Henties Bay, positioning it as a premier destination on Namibia's coast.

As Henties Bay continues to grow and evolve, thoughtful investment in its tourism sector could play a crucial role in shaping the town's future, balancing economic development with the preservation of its natural beauty and community character.

*Table 4: Tourism Development Investment*

Tourism Development	Investment Type	Description
Coastal Accommodation	Real Estate	Investment in hotels, resorts, lodges, and guesthouses along the coastline to cater to tourists seeking beachfront accommodation.
Adventure Tourism	Business	Development of adventure tourism activities such as sandboarding, quad biking, fishing charters, kayaking, and boat cruises along the coast.
Eco-Tourism	Hospitality	Investment in eco-friendly accommodations, nature reserves, and guided tours to showcase the area's unique flora and fauna.
Golf Tourism	Hospitality	Development of golf resorts and courses to attract golfing enthusiasts, with facilities for tournaments, golf academies, and leisure activities.
Water Sports	Business	Investment in water sports facilities such as surfing, kiteboarding, windsurfing, and jet skiing to capitalize on the area's windy conditions and pristine beaches.
Cultural Tourism	Promotion	Promotion of local cultural experiences, including visits to traditional villages, cultural performances, arts and crafts markets, and culinary tours.

Wellness Tourism	Hospitality	Development of wellness retreats, spa resorts, and health-focused facilities offering relaxation, yoga, meditation, and holistic wellness experiences.
Event Tourism	Hospitality	Hosting of events, festivals, and sports competitions to attract visitors and showcase the area's cultural heritage, natural beauty, and recreational opportunities.
RV Parks and Camping	Real Estate	Development of RV parks, camping sites, and caravan parks to accommodate self-drive tourists and outdoor enthusiasts exploring the coastal region.
Nature Reserves and Conservation Projects	Environmental Conservation	Investment in nature reserves, conservation projects, and eco-friendly initiatives to protect and preserve the area's biodiversity and natural habitats.

## 6.2. Investment Opportunities in the Fishing Sector of Henties Bay

Henties Bay, with its strategic position along Namibia's resource-rich coastline, presents a wealth of investment opportunities in the commercial fishing sector. The town's proximity to abundant marine resources, coupled with its existing infrastructure, creates a favorable environment for a range of fishing-related ventures that could cater to both local and international markets.

The deep-sea fishing segment offers particularly promising prospects. Investors could explore operations targeting high-value species such as tuna, swordfish, and lobster. These premium catches not only command high prices in international markets but also contribute to the diversification of Henties Bay's fishing industry. The development of a modern deep-sea fishing fleet, equipped with advanced technology for efficient and sustainable fishing practices, could significantly enhance the town's fishing capacity and economic output.

Aquaculture emerges as another frontier for investment, aligning with global trends towards sustainable food production. The controlled cultivation of species like salmon, tilapia, and shrimp could provide a steady supply of seafood while reducing pressure on wild fish stocks. Innovative aquaculture projects, potentially incorporating Recirculating Aquaculture Systems (RAS) or offshore farming techniques, could position Henties Bay as a pioneer in sustainable seafood production in the region.

The establishment of state-of-the-art seafood processing facilities represents a critical investment opportunity. Such facilities could add significant value to locally caught fish, enabling the production of ready-to-eat seafood products, canned goods, and other value-

added items. This vertical integration would not only increase the profitability of fishing operations but also create additional employment opportunities in the community.

Investments in modern fishing vessels equipped with cutting-edge technology could revolutionize Henties Bay's fishing capabilities. Advanced sonar systems, GPS navigation, and efficient refrigeration technologies could improve catch rates, reduce operational costs, and ensure better quality of fish landed. These technological upgrades could also contribute to more sustainable fishing practices by minimizing bycatch and reducing fuel consumption.

Furthermore, the development of specialized port facilities and cold storage infrastructure could enhance Henties Bay's capacity to handle larger fishing operations and facilitate the export of fresh and frozen seafood products. Such improvements in logistics and storage capabilities could open up new markets and increase the competitiveness of Henties Bay's fishing industry on the global stage.

Potential investors should also consider opportunities in fishing-related services such as vessel maintenance and repair, gear manufacturing, and fisheries research and development. These ancillary services could create a comprehensive fishing industry ecosystem in Henties Bay, attracting further investment and expertise to the area.

However, it's crucial that any investments in the fishing sector align with Namibia's fisheries management policies and sustainability goals. Potential investors should be prepared to engage with local authorities, comply with quotas and regulations, and implement environmentally responsible practices.

By capitalizing on these diverse investment opportunities, Henties Bay could strengthen its position as a key player in Namibia's fishing industry, driving economic growth, creating employment, and contributing to food security. The development of a robust and sustainable fishing sector could also have positive spillover effects on other industries, such as tourism and manufacturing, further enhancing Henties Bay's economic landscape.

*Table 5: Investment Opportunities in The Fishing Sector*

Investment Opportunity	Type	Market
Deep-Sea Fishing Operations	Business	Local and Export Markets
Aquaculture Ventures	Business	Local and Export Markets
Seafood Processing Facilities	Business	Local and Export Markets
Modern Fishing Vessels	Infrastructure	Local and Export Markets
Seafood Product Packaging Facilities	Infrastructure	Local and Export Markets

## 7. Conclusion

Henties Bay stands as a testament to the resilience and adaptability of Namibia's coastal communities. This vibrant town has successfully carved out a unique economic niche, leveraging its natural assets and strategic location to foster a diverse and evolving economy.

The fishing industry remains the bedrock of Henties Bay's economic foundation, providing a stable source of employment and revenue. However, the town has demonstrated remarkable foresight in diversifying its economic base. The burgeoning tourism sector has emerged as a significant contributor to the local economy, capitalizing on the area's pristine beaches, unique landscapes, and rich marine biodiversity. This sector not only brings in valuable revenue but also creates a range of employment opportunities, from hospitality services to adventure tourism operations.

Henties Bay's embrace of sustainable practices is particularly noteworthy. By positioning itself as a model for balancing economic development with ecological responsibility, the town is not only preserving its natural resources for future generations but also tapping into the growing global demand for eco-friendly destinations. This forward-thinking approach could set Henties Bay apart in an increasingly competitive tourism market.

The town's strategic location near Swakopmund and Walvis Bay has proven to be a significant economic multiplier. The synergies created among these coastal towns enhance logistical efficiency, facilitate knowledge sharing, and create a more robust regional economy. This interconnectedness positions Henties Bay well for future growth and development.

However, the town faces several challenges that require attention. The limited public schooling options, particularly the absence of Grade 12 education within the town, pose significant obstacles to youth development and retention. Additionally, the stark disparities in housing demand between ultra-low-income and middle-high income segments highlight issues of income inequality and affordable housing that need to be addressed.

Despite these challenges, Henties Bay's economic profile reflects a community in transition, successfully integrating traditional industries with new economic opportunities. The town's ability to attract investment in sectors ranging from aquaculture to renewable energy demonstrates its potential for continued economic diversification and growth.

Looking ahead, Henties Bay's economic future appears promising, but it will require careful management and strategic planning. Priorities should include:

1. Continuing to diversify the economy while supporting traditional industries.
2. Investing in education and skills development to prepare the local workforce for emerging opportunities.
3. Addressing housing disparities to ensure inclusive growth.
4. Further developing sustainable tourism practices to protect the town's natural assets.
5. Enhancing infrastructure to support economic growth and improve quality of life for residents.

By addressing these areas, Henties Bay can build on its current strengths and address its challenges, paving the way for a prosperous and sustainable future. The town's journey from a small fishing village to a diversified coastal economy serves as an inspiring model for other small towns in Namibia and beyond.

In essence, Henties Bay's economic story is one of resilience, adaptability, and forward-thinking development. As it continues to evolve, balancing tradition with innovation and growth with sustainability, Henties Bay is well-positioned to play an increasingly significant role in Namibia's coastal economy. The town's ability to navigate the complexities of economic development while maintaining its unique character and natural beauty will be crucial in shaping its future success and the well-being of its community.