



NAMIPIA UNIVERSITY
OF SCIENCE AND TECHNOLOGY

FACULTY OF NATURAL RESOURCES AND SPATIAL SCIENCES
DEPARTMENT OF ARCHITECTURE AND SPATIAL PLANNING

QUALIFICATION	BACHELOR OF TOWN AND REGIONAL PLANNING	
QUALIFICATION CODE: O7BTAR	LEVEL: 6	
COURSE CODE: PNH610S	COURSE NAME: PLANNING FOR HOUSING	
SESSION: JULY 2019	PAPER: THEORY	
DURATION: 3 HOURS	MARKS: 100	

SECOND OPPORTUNITY / SUPPLEMENTARY EXAMINATION PAPER	
EXAMINER(S)	Ms. G.B van Rooi gvanrooi@nust.na / 2072359
MODERATOR:	Mr. J. Korrubel jkorrubel@nust.na / 2072683

NOTES
<p>The Question Paper consists of 4 pages (including this front page) and an Annexure.</p> <ol style="list-style-type: none">1. Answer ALL the questions.2. Answer your questions in legible handwriting.3. Number the answers clearly.

Question 1

Principle thirteen of the Charter for New Urbanism states: "Within neighbourhoods, a broad range of housing types and price levels can bring people of diverse ages, races, and incomes into daily interaction, strengthening the personal and civic bonds essential to an authentic community."

- (a) In what way then would you as a town and regional planner plan your townships to ensure diversity in terms of housing typologies and mixed income communities? (7)
- (b) In your opinion, would it be possible to create a mixed income community and provide such community with diversity housing typologies within the upgrading of the One Nation No. 1 informal settlement of Okuryangava Extension 6 within the Windhoek municipal area? (3)

[10]

Question 2

The "Right to Adequate Housing" guidelines were formulated by the United Nations High Commissioner for Human Rights. These guidelines however do not make it in its entirety into the City of Windhoek's Development and Upgrading Strategy that guides land delivery throughout Windhoek.

Deliver a set of recommendations based on the Adequate Housing guidelines that could form the basis for the revision of the Development and Upgrading Strategy. (15)

[15]

Question 3

The goal of the Mass Housing Programme is to cause the construction of 185 000 housing units by the year 2030.

- (a) Would the preoccupation with quantity ensure that the principles of adequate housing are met? (3)

Land Use Planning is one of the seven sub programmes of the Mass Housing Programme. The National Housing Enterprise (NHE) is in the driving seat of the Mass Housing Programme and have appointed you as one of their urban planners.

- (b) What role would you have to play to ensure an efficient and effective housing delivery programme? (2)

The National Housing Policy contains several strategies that guides the provision of housing.

- (c) Briefly discuss these strategies. (5)

[10]

Question 4

- (a) Discuss how the demographic profile of One Nation No.1 would aide in determining the housing demand within the area. (5)

- (b) How would you ensure that there is an adequate supply of land and housing to meet the housing demand within One Nation No.1 referred to in Question 4 (a) of this question paper? (5)

[10]

Question 5

The Squatters Proclamation, Act 21 of 1985 deals with the prohibition of unlawful presence of persons on any land, or in any building or structure, and provides for the removal of such persons and the erection of buildings or structures by or for them. This legislation has been used in Windhoek to evict informal settlers in the Havana area.

- (a) What theories can you offer that may explain why people invade land in the first instance? (5)

- (b) Should you find that there are obstinate or exploitative illegal settlers within One Nation No. 1, how will you as an urban planner motivate for the eviction of those individuals? (5)

[10]

Question 6

The trend that higher income families prefer to live outside of the traditional city boundaries in areas like Elisenheim, Omeya and Finkenstein have been observed as they eagerly take on the opportunities to stay in peripheral private township developments or estates.

- (a) What is a private township establishment / development? (5)

- (b) Study the layout plan of the Elisenheim private township and deduce the positive aspects of the development. The layout plan is attached as an Annexure to this Question Paper. (5)

[10]

Question 7

The term ("a mixed-use development") may be used to refer to a mixed-use real estate development project—a building, complex of buildings, or district of a town or city that is developed for mixed-use by a private developer, (quasi-) or governmental agency, or a combination thereof. Theory dictates that not only should land uses be mixed, but that it be ensured that such developments accommodates a diversity of people and more specifically it is advised that mixed income communities inhabit the same project in a bid to counter segregation.

NIMBYISM is however rife in Namibia.

- (a) What are the general perceptions of the community about integrating different socio-economic groups in one housing development? (4)
- (b) Indicate what the concept of Social Housing entails and if such could make part of a Mixed Land Use housing development. (6)
- [10]**
-

Question 8

- (a) Provide the justification for the incorporation of 'green building' within the Mass Housing Programme. (8)
- (b) What are the arguments that could be brought to the fore to suppress the inclusion of green building principles in affordable housing developments? (2)
- [10]**
-

Question 9

It could be hypothesised that for a country to be stable and to offer a basis for economic activity and development, fundamental investments in the housing sector must be made.

- (a) Discuss the tenets that may prove such hypothesis true. (5)
- (b) Discuss how you as urban and regional planner would enable the growth of 'Home Based Businesses'. (5)
- [10]**
-

TOTAL = 100

