



NAMIIBIA UNIVERSITY
OF SCIENCE AND TECHNOLOGY

FACULTY OF ENGINEERING AND SPATIAL SCIENCES
DEPARTMENT OF ARCHITECTURE AND SPATIAL SCIENCES

QUALIFICATION	BACHELOR OF TOWN AND REGIONAL PLANNING		
QUALIFICATION CODE: O7BTAR	LEVEL: 6	CREDIT: 10	
COURSE CODE: PNH610S	COURSE NAME: PLANNING FOR HOUSING		
DATE: JULY 2022	PAPER: THEORY		
DURATION: 3 HOURS	MARKS: 100		

SECOND OPPORTUNITY /SUPPLEMENTARY EXAMINATION QUESTION PAPER	
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NOTES
<ol style="list-style-type: none">1. Answer ALL the questions.2. Answer your questions in legible handwriting.3. Number the answers clearly.

The Question Paper consists of 5 pages (including this front page).

PERMISSABLE MATERIAL: Black Ink Pen

Question 1

The vision for the Venus Township Development in southern Windhoek is to “To achieve a prosperous and just society with a high quality of life for all our families, to further sustainable local economies and to ensure social and housing diversity”. The Venus Township development is inspired by the Charter of the New Urbanism.

- (a) How would you as the urban planner for the Venus Township Development design and manage the township to ensure diversity of housing typologies and tenureship? (7)

Social Housing would make part of the Venus Township Development project. NYMBISM is however rife in Namibia and households may bitterly object to such plans.

- (b) How would you as urban planner address this challenge NYMBISM pose? (3)

[10]

Question 2

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

- (a) What role do you as Urban Planner have to play within the next 8 years to help meet this goal? (4)

- (b) The goal of the Mass Housing Programme is quantitative. Would this preoccupation with quantity ensure that the adequate housing principles are met. (3)

People Housing Processes (Community Self-Help Housing) is a component of the Mass Housing Programme and is actually common practice in Namibia.

- (c) How should you as an urban planner design your township layouts to enable such programmes? (3)

[10]

Question 3

Densification of cities can significantly aide in more efficient housing delivery.

- (a) Justify this statement. (2)

- (b) How can the Cape Town Densification Strategy be applied within Windhoek to ensure incremental densification? (6)

Despite the advantages of densification with respect to an increased output of erven and or housing units; politicians and in many cases community members are strongly opposed to this concept.

- (c) Why do you think that is the case? (2)

[10]

Question 4

- (a) Based on the knowledge that you acquired during the delivery of the Planning for Housing course in the year 2022, how would you explain the concept of a Housing Bubble. (5)

- (b) Explain what the consequence of a demand/supply mismatch would be for Namibian urban centres. (5)

[10]

Question 5

- (a) What would you recommend when you as urban planner are tasked to address the transformation of the Single Quarters? (2)

Vision 2030, NDP 5, Harambee II and the Mass Housing Programme all have different quantitative goals with respect to housing delivery.

- (b) What advice would you as an urban planner give to the authors of all these national programmes to ensure that there is cooperation between these programmes? (3)

- (c) How would you rate the performance of the National Housing Enterprise with respect to the delivery of affordable housing? (2)

- (d) The Namibian Constitution does not directly provide for the protection of housing rights. Is there however any provision contained therein that speaks to the States commitment to ensure adequate housing for all Namibians? (3)

[10]

Question 6

Rolnik (2014), argued that a house is an important aspect that creates a sense of belonging in a city, and anyone who is deprived of having access to adequate housing is said to be deprived of the chance of enjoying and being part of the city.

- a) Demonstrate the validity of the statement above by referring to the housing situation in Okahandja Park, Okuryangava Extension 6 or any other informal settlement you are familiar with. (2)

- b) What is your interpretation of the Kemeny Thesis? (5)

- c) How would you justify the application of the Fordist doctrine of mass production and standardisation in a housing programme? (3)

[10]

Question 7

Namibia's fifth National Development Plan (NDP 5) states that '*By 2022, Namibian households living in improvised houses (must be) reduced from 19% in 2016 to 12%*'.

One of the Strategic Initiatives to achieve this aim is to work towards effective urban and regional development. The aim of this programme is to achieve a better balance of social, economic, and physical, infrastructure development across the country which is supported by a more coordinated and effective planning.

- (a) Discuss the tenets of this strategic initiative. (5)

One of the strategies the NDP 5 advocates, is Public-Private Partnership to aide in faster land servicing.

- (b) Provide an adequate criticism of the plan to engage the Public Sector in the delivery of affordable housing. (5)

[10]

Question 8

Public Expenditure on Housing in Namibia cannot by far be compared to the expenditure on housing by neighbouring countries. The 2022 National Budget worryingly decreased funding to the ministry responsible for housing. It is however argued 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) What recommendations would you as urban planner make to the Namibian Government to improve on such expenditure. (6)

Housing Creates Wealth. Home Based businesses and renting of rooms or secondary housing on the erf could render significant income to the homeowner.

- (b) Discuss how you as urban planner would enable the growth of 'Home Based Businesses' and rental accommodation. (4)

[10]

Question 9

- (a) How would you as the urban planner consider housing delivery during an informal settlement upgrade? (6)

Informal settlements serve a purpose:

- (b) Provide justification for the abovementioned statement. (4)

[10]

Question 10

- (a) How would you as urban planner justify the approval of Private Townships development despite the fact that it may contribute to sprawl and further the socio-economic divide in already fragmented Namibian urban centres. (5)

- (b) Compare the environmental performance of conventional concrete and brick housing developments versus that of low technology alternative building construction methods and materials. (5)

[10]

TOTAL = 100