



**NAMIIBIA UNIVERSITY**  
**OF SCIENCE AND TECHNOLOGY**

**FACULTY OF NATURAL RESOURCES AND SPATIAL SCIENCES**

**DEPARTMENT OF ARCHITECTURE AND SPATIAL PLANNING**

<b>QUALIFICATION:</b> ND in Property Studies Bachelor of Property Studies Honours ND in Land Administration Bachelor of Land Administration ND in Geomatics Bachelor of Science in Geomatics Bachelor of Geo-Information Technology Bachelor of Town and Regional Planning Bachelor of Regional and Rural Development	<b>QUALIFICATION CODE:</b> 27DPRS 27BPRS 27DLAD 27BLAD 27DGEM & 06DGEM 07BGEM & 27BSGE 07BGIT 07BTAR 07BRAR
<b>LEVEL: 5</b>	
<b>COURSE CODE:</b> ILP510S	<b>COURSE NAME:</b> Introduction to Land Use Planning and Management
<b>SESSION:</b> June 2019	<b>PAPER:</b> Theory
<b>DURATION:</b> 3 hours	<b>MARKS:</b> 100

**FIRST OPPORTUNITY EXAMINATION QUESTION PAPER**

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**INSTRUCTIONS**

1. Answer ALL the questions.
2. Write clearly and neatly.
3. **Number the answers clearly.**
4. Answer in full sentences; not only bullet points or phrases.

**PERMISSIBLE MATERIALS:** Pens, ruler, pencil, eraser & calculator  
**THIS QUESTION PAPER CONSISTS OF 11 PAGES** (Including this front page)

**QUESTION 2**

The degree of importance or consideration given to each of the four categories of planning depends upon the level of planning, whether it is national, regional or local level.

The regional council of Erongo proposes to have a Regional Land Use Plan compiled for the Erongo Region. As part of the brief, the council instructs the consultants to particularly focus on relevant categories of planning.

Identify two relevant categories of planning, which in your opinion, should be considered, in view of the national parks, conservancies on communal land and numerous mining activities (Uranium mining and small-scale mining activities). (2)

[2]

**QUESTION 3**

The essential justification for land use planning is the public interest. Identify the relevant public interest element for each of the descriptions in the table below. Write down the correct public interest element for questions (a) to (f). (6)

<b>a</b>	This public interest element ( answer {a} ) is also concerned with equal opportunities to the necessities of life such as work, shelter, education and medical care. Controls of densities of residential areas and locations of community facilities have direct consequences on choice.
<b>b</b>	Land use planning is concerned with the time and distance relationships between locations. ( Answer {b} ) is affected by the density or compactness of land development.
<b>c</b>	There has been growing consensus on requiring new development to pay the “real cost” of the infrastructure it uses. There is also growing consensus about the ( answer {c} ) use of serviced land, which is usually translated to mean more compact and higher density development.
<b>d</b>	( Answer {d} ) refers to the pleasantness of the urban environment as a place in which to live, work and spend one’s leisure time. ... Therefore, it is difficult to develop control measures to achieve an attractive and pleasant urban environment.
<b>e</b>	Land use planning and regulations are needed to manage urban growth at the fringe areas of the city in order to halt the encroachment and to protect the rural ambience.
<b>f</b>	The careful channeling or segregation of vehicular and pedestrian traffic has been considered major achievement in modern planning.

[6]

**QUESTION 6**

**ANSWER ONLY ONE OF THE FOLLOWING TWO QUESTIONS: Provide a heading to indicate which one your answer refers to.**

A] Describe the scope of the Urban and Regional Planning Act. Provide 6 complete answers. (5)

**OR**

B] Describe the scope of the Townships and Division of Land Ordinance, as amended. (5)

[5]

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**QUESTION 7**

a) Name the four pillars of the land reform programme. Provide complete answers. (4)

b) Indicate which pillar the resettlement program (according to the National Resettlement Policy) is included with. (1)

[5]

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**QUESTION 8**

Describe the scope of the Agricultural Commercial Land Reform Act, as amended. *(Note that an answer referring to "establishment of LRAC" will not receive any marks.)* (6)

[6]

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**QUESTION 9**

One of the benefits of Decentralisation is that it promotes participatory democracy and sustainable development for the benefit of all Namibians.

a) Name the relevant ministry which has been given special powers, in terms of the relevant act, to implement the Decentralisation process in the country. (1)

b) Identify the relevant act. Provide full details (Name, number and year). (2)

c) Complete the following statement. Write your answers in the answering script next to the appropriate number, for example **(c)(i) Answer, (c)(ii) Answer** etc. Each answer counts 1



**QUESTION 12**

Read through the newspaper article “Mining claims gobble up farm” and answer the following questions.

Source: Namibian Sun (8 April 2019) by Catherine Sasman

The land reform minister says the farm was never handed over to the Tsoaxudaman traditional authority.

Land reform minister Utoni Nujoma has acknowledged that the 15 160 hectare remaining extent of Portion A of Farm Okongava No 72 in the Erongo Region is occupied by mining companies.

The ministry had bought the farm at a price tag of more than N\$15 million in 2014 with the initial intent to expand the Otjimbingwe communal area.

This expansion of the Otjimbingwe communal area never happened, and Nujoma reiterated that the farm had not been allocated nor handed over to the Tsoaxudama traditional authority.

Speaking in parliament last Thursday Nujoma said during December 2014 communication was received that the Tsoaxudaman traditional authority under headman Jonathan Neumbo had taken ownership of the farm.

Nujoma said it is not known under which or whose directive the Tsoaxudama traditional authority took ownership of the farm as no such instruction was issued by the land reform ministry and neither is the ministry aware of any correspondence indicating that approval for the integration of the farm into the Otjimbingwe communal area was ever granted.

He said the traditional authority in 2015 had allocated camps, or rights, on the farm without the authorisation or knowledge of the lands ministry or the regional office “while others simply moved onto the farm citing the prevailing drought as the main reason for their illegal occupation of the farm.

Nujoma said eviction notices were issued in 2015 and 2018, but to no avail. He said 18 illegal occupants are still on the farm.

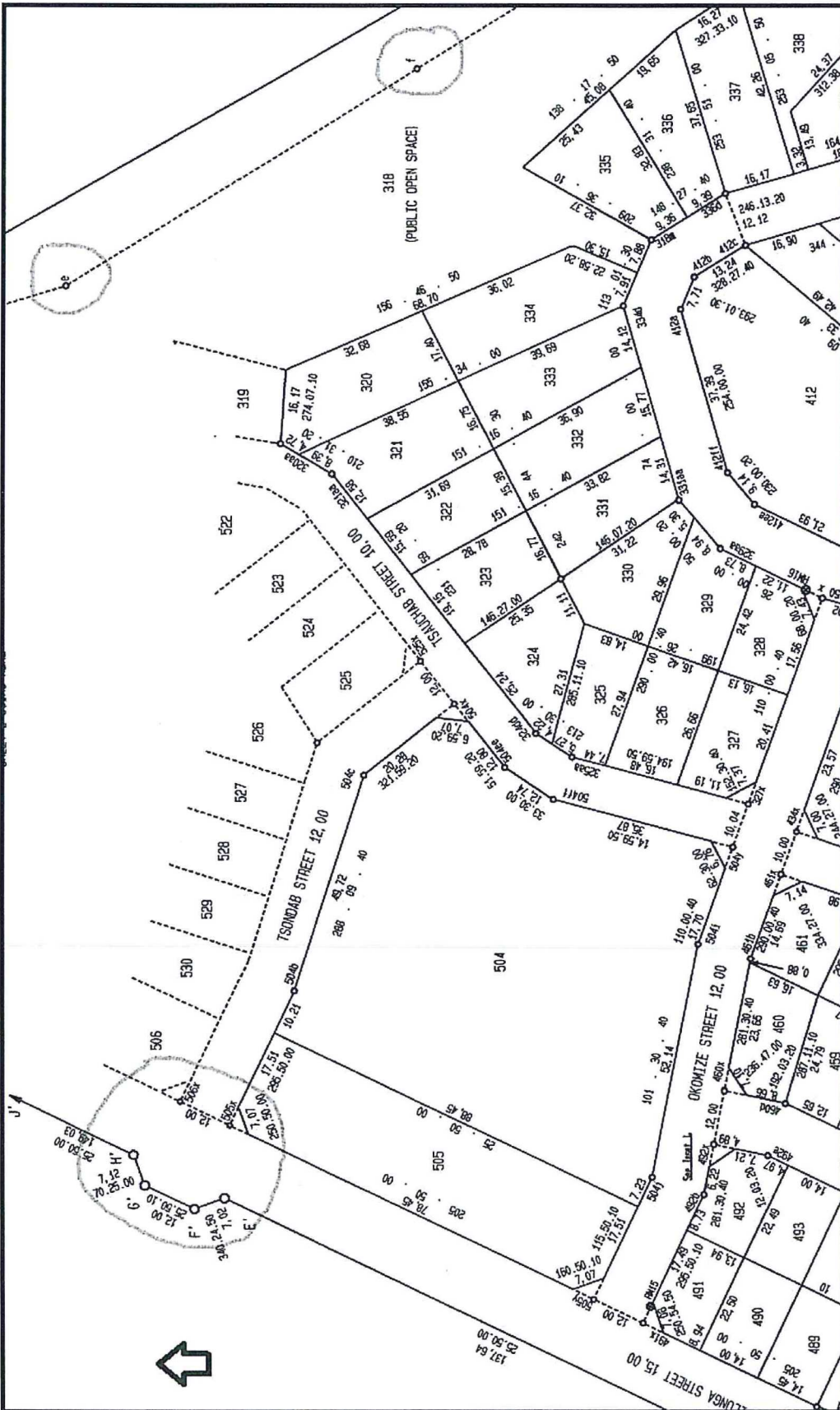
**Mining activities**

Nujoma said the Land Reform Advisory Commission (LRAC) has in the meantime endorsed a recommendation by the Erongo Resettlement Committee that a detailed land use plan be drawn up.

This land use plan zones areas earmarked for mining activities and for prospective farming activities. ...

Although this land use plan has only been endorsed on January 2018, mining activities have already commenced on the farm.

*Nujoma said investigations and consultations conducted with Neumbo in 2015 showed that the Tsoaxudaman traditional authority had a written agreement – signed in February 2015 –*



Complete the following explanation for a servitude. Write your answers in the answering script next to the appropriate number, for example **(b)(i) Answer**, **(b)(ii) Answer** etc. Each answer counts 1 mark. (4)

“It is a common form of land-use (..i..) found frequently in rural and urban areas. A servitude is registered ..(ii).., in favour of a (...iii...) or a (...iv...) like NAMPOWER or the local authority.”

- c) The local authority officials require a site development plan in order to assess the rezoning application. List the information provided on a site development plan. (3)
- d) Explain the approval process of a rezoning application. (6)

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[15]

**TOTAL**

**[100]**