



**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> July 2019	<b>PAPER:</b> Theory
<b>DURATION:</b> 3 hours	<b>MARKS:</b> 100

**SUPPLEMENTARY/SECOND 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 10 PAGES** (Including this front page)

**QUESTION 1**

State whether the following statements are True or False. Read each question carefully. If your answer is "False", please provide the correct answer as well. Each answer counts 2 marks. (20)

- a) Local authority areas within the boundaries of a communal land area do not form part of communal lands.
- b) The Environmental Assessment Act includes various principles of environmental management, for example the principle "the reduction, re-use and recycling of waste must be promoted."
- c) Article 100 of the Namibian Constitution stipulates that all people have the right to own land and other kinds of property in any part of Namibia.
- d) Real rights are the rights attached to an erf or property which are stipulated in the title deed or the Structure Plan.
- e) The Karibib Draft Structure Plan (as compiled by SPC Planning Consultants in 2016) points out that the railway line and main road, which runs through the town, created a man-made barrier between the various areas developed over the years. For example the central part of town and the Usab neighbourhood, therefore integrating pockets of development is part of the spatial vision for Karibib.
- f) An additional public interest element pays attention to planning decisions which have been based on the protection of public morals. The assumption is that public morals can be protected through controlling the location of establishments such as adult entertainment shops.
- g) Density means the total area of an erf that may be covered by buildings, roofs or projections, expressed as a percentage of the area of the erf concerned.
- h) The aim of the National Resettlement Policy is to resettle eligible people in such a way that they become self-supporting. The main target groups so far have been former fighting forces, the San community, displaced and landless people, the disabled, retrenched farm workers, people from overcrowded communal areas, returnees and non-Namibians.
- i) In order to produce meaningful plans for land use planning in Namibia horizontal integration is required. This is achieved through the flow of information and regulations from the local "bottom-level" to the national "top-level" and vice versa.
- j) The accessibility and choice of services and facilities at a location, refers to the public interest element "equity". Equity can be achieved through reduction in time and distance between such points as home and work, home and school, work and recreation, home and shopping, and shopping and work. [20]

**QUESTION 2**

Complete the following definition of “town planning” by John Ratcliffe. Write your answers in the answering script next to the appropriate number, for example **(a) Answer**, **(b) Answer** etc. Each answer counts 1 mark. (4)

Town planning is “the art and science of \_\_\_(a)\_\_\_ and \_\_\_(b)\_\_\_ and \_\_\_(c)\_\_\_ so as to secure the maximum practicable degree of \_\_\_(d)\_\_\_.

[4]

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**QUESTION 3**

Two types of regional planning exist, namely Inter-regional Planning and Intra-regional Planning.

- a) State whether the Integrated Regional Land Use Planning documents (IRLUPs) are examples of Inter-regional Planning or Intra-regional Planning. (1)
- b) Describe your answer provided in (3a). (3)

[4]

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**QUESTION 4**

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

- A] The essential justification for land use planning is the public interest. Explain the public interest element “Protection of Agricultural Land”. (4)

**OR**

- B] The essential justification for land use planning is the public interest. Explain the public interest element “Efficiency”. (4)

[4]

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**QUESTION 5**

Complete the empty cells below to indicate the relevant pillars of the land reform program and the relevant legislation in terms of which the pillar (or sub-program) is introduced and implemented. Provide full details for the legislation (Name, number and year). (7)



Pillar/sub-programme	Name of Legislation
(a)	<i>The Agricultural Bank Amendment Act (No 27 of 1991)</i>
(b)	(c)
(d)	<i>Communal Land Reform Act</i> (e)
(f)	<i>None</i>

[7]

**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 Communal Land Reform Act. (4)

**OR**

B] Discuss the administrative secretariat, NAMPAB, situated in the relevant Ministry. (4)

[4]

**QUESTION 7**

Repeat the scope of the Urban and Regional Planning Act. Provide 6 complete answers. (6)

[6]

**QUESTION 8**

Discuss the Economic Progression pillar of the current National Development Plan No. 5 (NDP5). Your answer must include the goal of the relevant pillar. (5)

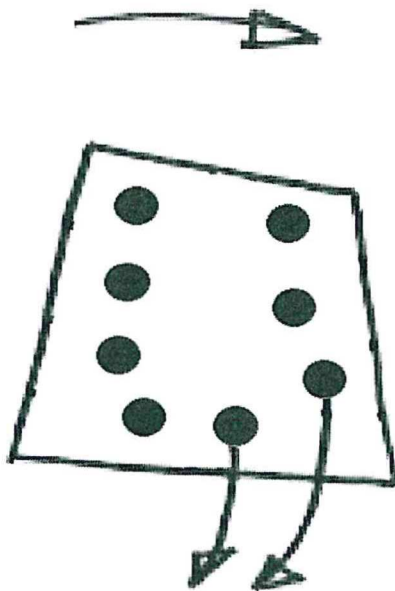
[5]

**QUESTION 9**

The Flexible Land Tenure System is a property registration system which makes provision, in terms of the act, for two new land rights/tenures.

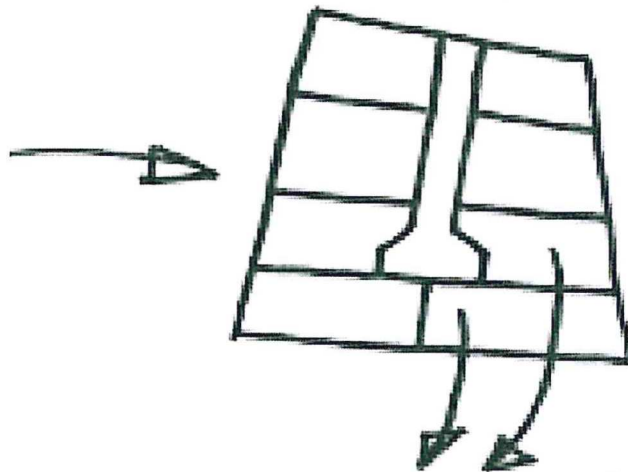
- a) Identify the relevant two land rights, as illustrated by the two sketches. Clearly indicate Figure (A) *Answer* & Figure (B) *Answer*. (2)

Figure A



**Land Rights Office**

Figure B



**Land Rights Office**

- b) Describe any one of the two figures. Clearly indicate which one you answer refers to, namely Figure A or Figure B. (2)

[4]

**QUESTION 10**

Read through the partial newspaper article “**Filthy eyesore**”, and answer the following questions.

Source: Namibian Sun (26 February 2018) by Kenya Kambowe

*Known previously as one of the cleanest towns in the country, Tsumeb has become a town where some residential areas look no better than the informal settlements.*

*On a recent visit to Tsumeb, Namibian Sun saw piles of litter in the town, especially at formal settlements such as Soweto and Nomtsoub.*

*Local people blame the municipality, claiming that the council is ignorant when it comes to addressing issues that affect the community.*

*Soweto location is overcrowded, litter is scattered everywhere, raw sewage flows from blocked drains, people use open spaces as toilets, communal taps are surrounded by filth and there is a terrible smell in the air.*

- a) Name the relevant act in terms of which Tsumeb was proclaimed a municipality. Provide full details (Name, number and year). (2)
- b) In terms of the relevant act (answer provided in Question 10(a)) there are three categories of local governing units, including municipalities. The Minister of the Ministry of Urban and Rural Development decides how to classify any urban area by taking into consideration two aspects. Identify the 2 aspects used by the Minister. (2)
- c) Hypothetically speaking, if this unacceptable situation (as described in the article) is not addressed and the minister considers the possible degrading of Tsumeb to a settlement area, name the relevant act in terms of which an area is declared a settlement area. (2)
- d) The residents also complained about the lack of serviced residential erven which lead to the mushrooming of informal settlements. Indicate whether the following statement is True or False.

*The National Land Policy stipulates that an informal settler is a person occupying land in an unplanned manner with the owner’s expressed or implied permission to be there.* (1)

[7]

**QUESTION 11**

In the Integrated Regional Land Use Plan (IRLUP) for Kavango East document one of the main land use recommendations, by the stakeholders (on infrastructure, mining and urban sector), is the "Proclamation of urban areas".

The IRLUP document mentions: "Political interference and agendas has resulted in the non-development of Mukwe and Divundu. MRLGHRD (*now MURD*) wishes to proclaim Divundu as a settlement for many years but as a result of disagreements between agencies, no agreement on the future of status have been reached by parties. As such, Divundu up to date has not been proclaimed as a village and therefore cannot develop as a Village."

Source: IRLUP Kavango East region, Land Use Plan – Volume 2, March 2015, pages 9 & 21)

Divundu was declared a Village (with a village council) later in 2015. Mukwe is still a declared settlement.

- a) Provide a definition of an Integrated Regional Land Use Plan. (3)
- b) IRLUPs focusses on 4 different aspects, for example "Potentials". List the three other aspects. (3)
- c) Describe the aspect "Potentials". (2)
- d) Explain the two instances in which a certain area in a region can be declared as a settlement area. (3)

**[11]**

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**QUESTION 12**

The Use Zone Table included in the Luderitz Town Planning Amendment Scheme (LTPS) lists various primary uses and special consent uses (land uses), on a General Industrial zoned property, including "public garage" and "service station". See attached partial Use Zone table, Table 1.

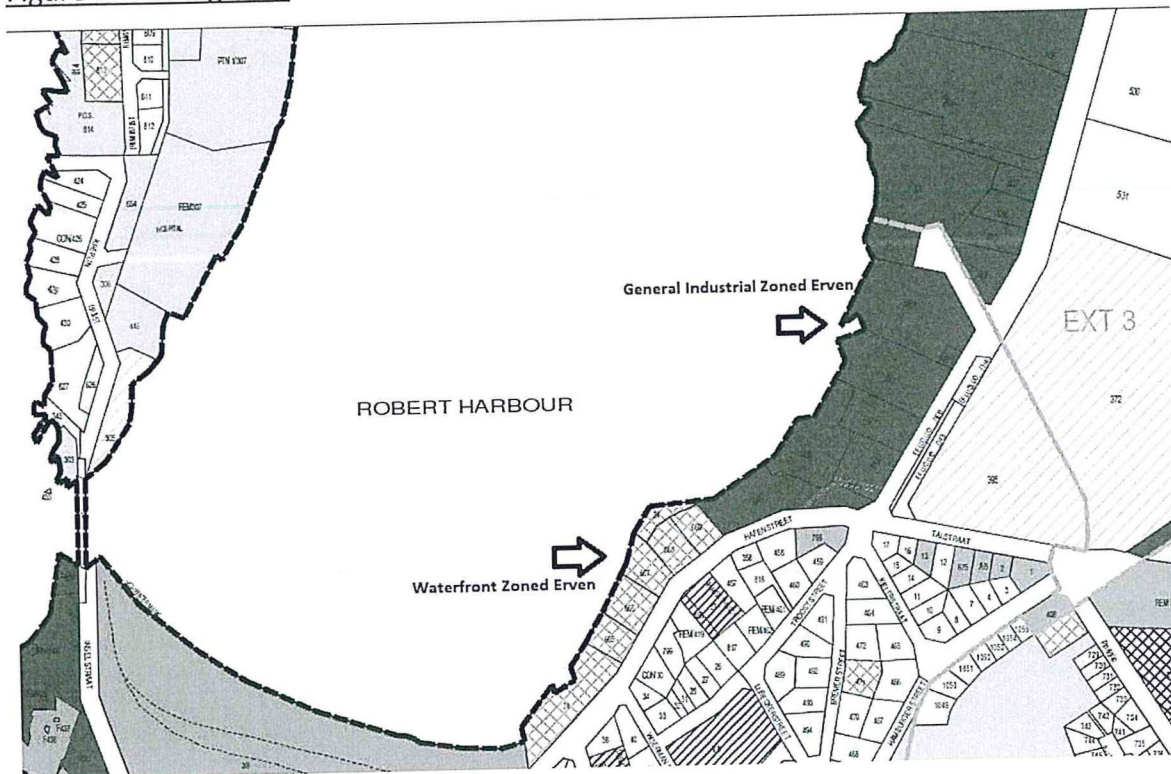
According to the zoning map (included in the LTPS) various properties zoned "General Industrial" are located in the vicinity of the Luderitz Waterfront (with properties zoned "Waterfront").



Table 1: Use Zone Table

	1.	2.	3.	4.	5.
	ZONE	MAP REFERENCE	PRIMARY USE (PURPOSES FOR WHICH LAND MAY BE USED)	SPECIAL USE (PURPOSES FOR WHICH LAND MAY BE USED AND BUILDINGS MAY BE CONSTRUCTED AND USED WITH THE SPECIAL CONSENT OF THE COUNCIL ONLY)	PERSONAL CONSENT
			above ground floor), residential buildings (only above ground floor), office, drive-in cafe's.	buildings (on ground floor)	
F	Light Industrial	Red purple-hatch (45°right)	Light industrial warehouse, dry cleaner, laundrette, service industry, place of entertainment	Public garages, service stations, business buildings, funeral parlour and chapel, building yard, panel beater, scrap yard, gambling house, truck port	
G	General Industrial	Red purple-fill	Industrial building, scrap yard, warehouse, public garage, building yard, dry cleaner, laundrette, light industry, place of entertainment,	Service stations, business building, place of instruction, noxious industry, gambling house	
H	Institutional				

Figure 1: Zoning Map





Definitions:

**Public Garage** means a business or concern where motor vehicles are provided with fuel for payment or reward and includes trading in motor vehicles, oil, tyres or motor spares, the repair or overhauling of motor vehicles, a restaurant, café or refreshment kiosk, spray painting, panel beating, black smithery or body work but excludes a shop.

**Service Station** means a business or concern where motor vehicles are provided with fuel for payment and includes a restaurant, café, or refreshment kiosk, trading in motor vehicles, oil, tyres or motor spares, the repair or overhauling of motor vehicles, but does not include spray painting, panel beating, black smithery or body works.

**Waterfront Development** is an architecturally designed development, design in accordance within urban design guidelines, which may include shop, offices, tourism buildings, dwelling units, hotel private and public open spaces... .

- a) Use the provided definitions, obtained from the LTPS, to determine which one of the two land uses, namely “service station” or “public garage” is more compatible with the “Waterfront” zoned properties, which allows for waterfront developments. (2)

- b) Complete the following description of “Land Use Compatibility”. 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)

“Every land use as an activity has its own inherent \_\_ (i) \_\_, in terms of \_\_ and \_\_ (ii) involved, space requirements, noise levels of operating systems, magnitude of visitors/clients and so on. Due to these varied land use characteristics and requirements, a \_\_ (iii) \_\_ of a given set of uses would indicate the level of compatibility among them. Some land uses may be compatible (function side by side), while others may be incompatible (cannot coexist). A residential area for instance could coexist with a shopping mall but not with an industrial complex.

Land Use Compatibility is the art and science of arranging different land use classes so that their collective functional requirements are not only met but also \_\_ (iv) \_\_ in terms of functional relationships.”

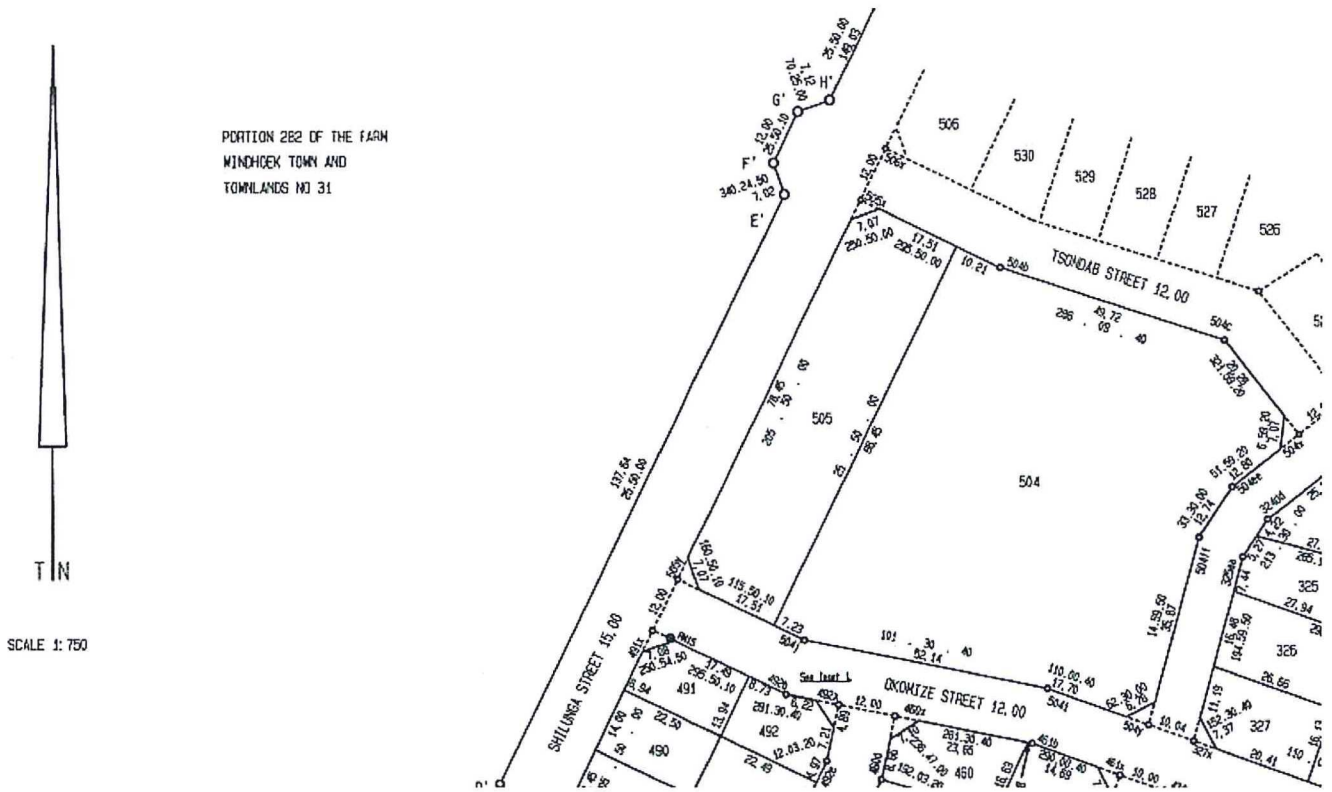
- c) There is an existing servitude on Erf 658, Luderitz. Complete the following description of a Servitude. Write your answers in the answering script next to the appropriate number, for example **(c)(i) Answer**, **(c)(ii) Answer** etc. Each answer counts 1 mark. (4)

“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.”

[10]

**QUESTION 13**

Please read the following scenario, consult also the included partial General Plan for Cimbebasia Extension 1, and answer Questions 13(a) to (c) below.



The owner of Erf 505 constructed a row of duplex units (High Density Residential Development) on the property. He is also planning to buy Erf 504 (6360m<sup>2</sup> in size) and to consolidate the property with Erf 505 in order to continue with the high density residential development on the enlarged erf. Erf 504 is currently zoned as Institutional (place for instruction). Erf 505 is zoned General Residential. Tsondab street currently borders Erf 504 on the northern erf boundary.

- a) Describe the approval process of a consolidation application. (5)
- b) Erven may only be consolidated if the zonings of the erven are the same. Explain the approval process for a rezoning application. (6)
- c) Different zoning mechanisms exist to control land use activities and their intensities. Identify the three zoning mechanisms. (3)

[14]

TOTAL

[100]