



**NATAL UNIVERSITY  
OF SCIENCE AND TECHNOLOGY**

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

<b>QUALIFICATION</b>	<b>BACHELOR OF TOWN AND REGIONAL PLANNING</b>		
<b>QUALIFICATION CODE:</b> O7BTAR	<b>LEVEL:</b> 6	<b>CREDITS:</b> 10	
<b>COURSE CODE:</b> PNH610S	<b>COURSE NAME:</b> PLANNING FOR HOUSING		
<b>DATE:</b> JUNE 2022	<b>PAPER:</b> THEORY		
<b>DURATION:</b> 3 HOURS	<b>MARKS:</b> 100		

<b>FIRST OPPORTUNITY EXAMINATION QUESTION PAPER</b>	
<b>EXAMINER(S)</b>	Ms. G.B van Rooi <a href="mailto:gvanrooi@nust.na">gvanrooi@nust.na</a> / 2072359
<b>MODERATOR:</b>	Mr. J. Korrubel <a href="mailto:jkorrubel@nust.na">jkorrubel@nust.na</a> / 2072683

<b>NOTES</b>
<ol style="list-style-type: none"><li>1. Answer <b>ALL</b> the questions.</li><li>2. Answer your questions in legible handwriting.</li><li>3. Number the answers clearly.</li></ol>

The Question Paper consists of 7 pages (including this front page) and an Annexure.

**PERMISSABLE MATERIAL:** Black Ink Pen

Question 1

- (a) No Housing programme can be successfully devised without taking the Structure Plan of a Local Authority into consideration.

Discuss why this is the case. (5)

- (b) Provide facts to support the importance of the Town Planning Scheme within any housing provision programme or projects. (5)

[10]

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Question 2

The concept of social housing is made referred to in the Blueprint for Mass Housing Development as well as in the National Housing Policy of 2009. Despite the favourable policy environment, Social Housing however has not yet been implemented within Namibia, but other countries worldwide have some form of social housing.

- (a) What guidelines could you provide to ensure that the concept of Social Housing is introduced in Namibia. (5)

Danish architect Jan Gudmand-Hoyer's through his articles "The Missing Link between Utopia & the Dated One-Family House" as well as "Children Should Have One Hundred Parents", essentially argued in favour of co-housing as a viable housing solution.

- (b) Provide an assessment of the co-housing experience in Ecovillage Ithaca. (5)

[10]

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Question 3

INCOME GROUP DESIGNATION	2009/10 Namibian Household Income and Expenditure Survey (NHIES)					2015/16 NHIES			
	Income Deciles	% of overall Population		Average Household Size	Average Monthly Household Income (N\$)	Average Monthly Household Income (N\$)	Housing Affordability (max. 30% of income) (N\$)	Affordable Loan (7.5% interest / 20 years) (N\$)	
<b>ULTRA-LOW</b> (Monthly household income range N\$ 0-5,000)	1-10	15.9	62.4	87.5	7.5	1,308	1,543	463	57,470
	11-20	13.5			6.4	1,811	2,565	770	95,580
	21-30	12.3			5.8	2,167	3,222	967	120,040
	31-40	11			5.2	2,520	4,004	1,201	149,080
	41-50	9.7			4.6	2,873	4,518	1,356	168,320
<b>LOW</b> (Monthly household income range N\$ 5,000-10,000)	51-60	8.8	25.1	87.5	4.2	3,434	5,441	1,632	202,580
	61-70	8.3			3.9	4,276	6,857	2,057	255,340
	71-80	8			3.8	6,063	8,250	2,475	307,230
<b>MIDDLE</b> (Monthly household income range N\$ 10,000-20,000)	81-90	6.6	9.8	87.5	3.1	8,473	11,936	3,581	444,520
	91-95	3.2			3	14,832	17,882	5,365	665,970
<b>HIGH</b> (Monthly household income range N\$ 20,000-40,000)	96-98	1.7		87.5	2.7	24,756	29,589	8,877	1,101,920
<b>ULTRA HIGH</b> (Monthly household income above N\$ 40,000)	99-100	1.1			2.5	47,758	67,337	20,201	2,507,590

**Figure 1 – Household categorisation – Source: Draft National Housing Policy (2022)**

- (a) Evaluate the statistics in Figure 1 and indicate how that would influence your township layout design as well as the zonings and densities you would assign to the erven on your new township planned for the ultra-low- and low-income category. (5)
- (b) Discuss the Namibian Housing Programme that would suit the ultra-low- and low-income groups. (5)

[10]

Question 4

- (a) What facts could you compile that relay the determinants of housing supply in Namibia? (5)

Statistics indicated that there is a notable mismatch in housing demand and supply in Namibia.

- (b) What inferences can you draw that could explain that? (5)

[10]

Question 5

Annexure A contains Figure 2 which depicts the Samuel Maharero informal settlement in Okuryangava, Windhoek

- (a) Detail the processes that you as urban planner would engage to ensure that the Samuel Maharero Informal settlement is upgraded. You may refer to the upgrading process of the Onyika Informal Settlement Upgrade as discussed in class. (5)

The UN Committee on Economic, Social and Cultural Rights (CESCR), states that forced evictions are “prima facie incompatible” with the right to adequate housing and other provisions in the Covenant. It is however highly likely that there are wilful land invaders resident in Samuel Maharero, that are not truly in need of land but are settled there for nefarious reasons.

- (b) In which circumstances would you as a planner support the eviction of the disingenuous informal settlers of Samuel Maharero? (5)

[10]

Question 6

Informal settlements are commonplace throughout Namibia. Housing Conditions within these informal settlements are deplorable.

- (a) Discuss why the housing within these precarious settlements cannot be regarded as adequate. (10)

New Urbanism is touted as the answer to a myriad of urban problems. Housing is but one such issue it touches on. As an urban planner you must take heed of what the New Urbanists preach and on the other hand you are also called on to implement the Adequate Housing Guidelines, which does not entirely comply with New Urbanist principles.

- (b) Provide an indication of the aspects of New Urbanism that is not covered within the Adequate Housing Guidelines. (2)

[12]

Question 7

- (a) What legal mandate does the Regional and Local Authorities have with respect to the provision of housing? (3)

- (b) What is the relationship between the Sectional Title Act and the Rents Ordinance 13 of 1977? (2)

- (c) How would you integrate the Flexible Land Tenure Act, (Act No.4 of 2012) (FLTS) into an informal settlement upgrading project? (5)

[10]



Question 8

The impact of buildings on environment was listed by Garnot (2008); It was determined that buildings:

- Generate 40% of greenhouse gas emissions
- Use 32% of world's resources
- Consume 12% of water
- Make up 40% of waste to landfill

- (a) How would the pursuit of green building aide in reducing the adverse environmental impact of the built environment? (7)

The Namibian Mass housing Programme originally envisaged the delivery of 185 000 housing units. This would surely worsen the quality of the natural environment, and green housing seems like the logical answer to counter that.

- (b) What are the arguments that could be brought to the fore to suppress the inclusion of green building principles in the Mass Housing Programme? (3)

[10]

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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) What professional advice would you as urban planner give to reduce the cost of housing? (5)

[10]

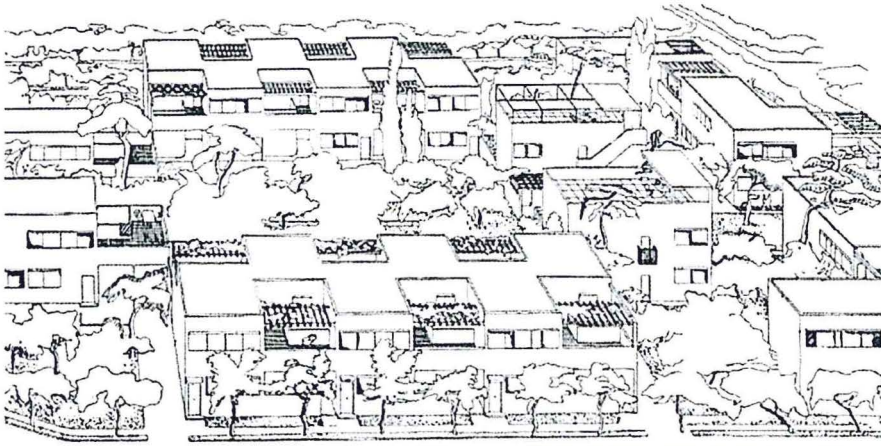
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Question 10

- a) Interpret the following statement: "Housing is both a noun and a verb". (3)

"Ford fixed in our minds the reciprocal concepts of mass production and mass consumption" (Rowe, 1993:9) This doctrine influenced public housing development throughout the world. Such modernist housing development is depicted in Figure 3.

- b) How would you evaluate the housing project depicted in Figure 3? (5)



"Quartier Modernes Fruges", Pessac, Le Corbusier (1923)

Figure 3

[8]

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TOTAL = 100



ANNEXURE A: THE SAMUEL MAHARERO INFORMAL SETTLEMENT, OKURYANGAVA, WINDHOEK.

