



**NAMIBIA UNIVERSITY
OF SCIENCE AND TECHNOLOGY**

FACULTY OF ENGINEERING AND THE BUILT ENVIRONMENT

DEPARTMENT OF ARCHITECTURE, PLANNING AND CONSTRUCTION

QUALIFICATION: BACHELOR OF TOWN AND REGIONAL PLANNING	
QUALIFICATION CODE: 07BTAR	NQF LEVEL: 6
COURSE CODE: PNH610S	COURSE NAME: PLANNING FOR HOUSING
DATE: JUNE 2024	PAPER: THEORY
DURATION: 3 HOURS	MARKS: 100

FIRST OPPORTUNITY EXAMINATION QUESTION PAPER	
EXAMINER(S)	Ms. GB van Rooi
MODERATOR	Mr. J. Korrubel

INSTRUCTIONS:
1. Answer ALL the questions.
2. Read all the questions carefully before answering.
3. Number the answers clearly and legibly

THIS QUESTION PAPER CONSISTS OF 5 PAGES (Including this front page)

Question 1

No Housing programme can be successfully devised without taking the Structure Plan of a Local Authority into consideration as it establishes a framework for consistent and rational decision making.

- (a) Why do you think such strong emphasis is placed on a framework for consistent and rational decision making? (3)
- (b) What facts can you compile to support the importance of the Zoning Scheme within any housing provision programme or projects. (5)
- (c) How would you manage land use and development control in a Local Authority area that does not have a Zoning Scheme? (2)

[10]

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 2023. 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.

The Planning for Housing class of 2024 individually engaged in a micro desktop research project on social housing case studies.

- (a) Could you elaborate on the concept of Social Housing. (5)
- (b) Provide an overview of the most important findings and recommendations of your research that could ensure that the concept of Social Housing is introduced in Namibia. (5)

[10]

Question 3

One of the guiding principles of the National Housing Policy as revised in 2023 speaks of ***Differentiated Housing Options***.

- (a) What are the main features of the concept. (2)
- (b) How would you adapt township layout designs to ensure this principle informs design? (3)

The National Housing Policy (2023) furthermore requires compliance to the United Nations “Right to Adequate Housing” principles.

- (c) Discuss at least (3) three of these principles in detail, that you think will have the most impact on an informal settlement upgrading project that you are familiar with. (5)

[10]

Question 4

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) Explain the relevance of Rolnik’s statement to the Namibian housing context. (2)

The Mass Housing Programme demonstrates a level of adherence to the Fordist doctrine of mass production and standardisation.

- (b) How would you justify the application of the Fordist doctrine of mass production and standardisation in the Mass Housing Programme? (3)
- (c) Interpret the following statement: “Housing is both a noun and a verb”. (5)

[10]

Question 5

One of the objectives of NDP 5 is to continue to ... provide affordable housing to low and middle-income earners with a target of supplying 7200 houses per year.

- (a) Speculate on what could have influenced the setting of this quantitative goal. (3)
- (b) Can you identify the different phases of the Land Delivery Processes that came into play after the promulgation of the Urban and Regional Planning Act, Act No 5 of 2018. (7)

[10]

Question 6

- (a) Breakdown the processes that you as urban planner would follow to ensure that an Informal settlement is upgraded. You may refer to the upgrading process of the Onyika Informal Settlement Upgrading project as discussed in class. (5)

A Participatory Approach to upgrading informal settlements is generally favoured.

- (b) Predict the challenges that could derail a Participatory Informal Settlement Upgrading Approach. (5)

[10]

Question 7

It been stated that as result of discrimination and inequality in housing, many women and girls live in insecure, undignified, and unsafe conditions, at increased risk of homelessness and violence.

- (a) Determine the applicability of the statement in the Namibian context. (5)
- (b) Deduce the relevance of New Urbanist principles relating to affordable housing and well-located higher density housing. (5)

[10]

Question 8

The National Housing Policy as revised in 2023 calls for sustainable urbanisation and responsibility for global climate action. This thus implies that 'Green Building' regulations must be introduced.

- (a) Why would you recommend the revision of the National Building Regulations. (5)
- (b) The concept of sustainability is not new. Provide a hypothesis for the exclusion thereof in the building regulations. (2)
- (c) What duty would you have as urban planner have to ensure local authorities adopt green building practices? (3)

[10]

Question 9

The Government of Namibia's Mass Housing Program will be implemented through seven sub-programs. Amongst others the following relates closest to the practice of urban planning: (1) Land use planning, (2) Informal settlements upgrading sub-program; (3) People Housing Processes (Community Self-Help Housing) sub-program & (4) Strengthening the legislative, regulatory and policy environment and Capacity building sub-program.

- (a) What would be your role as an urban planner during the implementation of these subprograms? (5)

One of the strategies the NDP 5 advocates, is Public-Private Partnership (PPP) to aide in faster land servicing. These types of projects are now almost commonplace in Windhoek.

- (b) Persuade the City of Windhoek to do away with PPP's in the delivery of affordable housing. (5)

[10]

Question 10

Almost all urban centres in Namibia are plagued by sprawl; Township Establishments are predominantly characterised by low density development, and such ultimately result in inefficient and unsustainable urban systems. This could be attributed to the perception that the majority of Namibians desire to acquire his or her own erf and that such erf must ideally be large. Such manner of thought exacerbates the current challenge with respect to supply of serviced land to address the housing backlog.

Densification however could significantly aide in addressing said housing backlog.

- (a) Provide advice to the Association of Local Authorities wherein you clearly must articulate why the pursuit of densification is justified? (2)

In as much as you would argue in favour of densification, there will be opposition thereto, as some Namibians are at times very reluctant to embrace change.

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

The City of Windhoek's (CoW) Development and Upgrading Policy prescribes that 60% of all townships must comprise of high-density erven. This is indeed commendable.

- (c) In what way could the CoW ensure incremental densification in the older established townships though? Use the Cape Town Densification Strategy to inform your response. (6)

[10]

TOTAL = 100