



**NAMIBIA UNIVERSITY  
OF SCIENCE AND TECHNOLOGY**

**FACULTY OF ENGINEERING AND THE BUILT ENVIRONMENT**

**DEPARTMENT OF ARCHITECTURE, PLANNING AND CONSTRUCTION**

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

<b>SECOND OPPORTUNITY/ SUPPLEMENTARY EXAMINATION QUESTION PAPER</b>	
<b>EXAMINER(S)</b>	Ms. GB van Rooi
<b>MODERATOR</b>	Mr. J. Korrubel

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

**THIS QUESTION PAPER CONSISTS OF 6 PAGES (Including this front page)**

Question 1

The National Housing Enterprise (NHE) Act requires that the NHE forms partnership with Local and Regional Authorities to improve and hasten land delivery. Partnerships are however difficult to form and to maintain and thus requires strong legal backing.

- (a) Provide advice to the NHE which detail the legal mandate the Regional and Local Authorities have with respect to the provision of housing. (4)
- (b) How is the Sectional Title Act related to the pursuit of densification? (2)

You have gained employment at a Local Authority in the year 2025 and are tasked to deliver a presentation to the Local Authority Councillors on the 2023 National Housing Policy.

- (c) Highlight the rationale/purpose of the 2023 National Housing Policy that you would include in the presentation. (4)

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Question 2

Principle thirteen of the Charter for New Urbanism states: "Within neighbourhoods, a broad range of housing types and price levels can bring people of diverse ages, races, and incomes. into daily interaction, strengthening the personal and civic bonds essential to an authentic community."

- (a) Indicate how you as an urban planner would design a township to meet the New Urbanist guidelines as shared above. (5)
- (b) How do you think would most Namibians perceive a neighbourhood that demonstrates diversity with respect to housing types, price levels, diverse ages, cultures, and incomes? (2)

New Urbanist urban design principles have been observed in Private Townships Establishments as its proponents aims to create "liveable communities".

- (c) To what extent is diversity achieved in the undertaking of these private township developments? (3)

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Question 3

Buildings account for nearly 40% of energy-related CO<sup>2</sup> emissions worldwide, making them a primary target for reducing greenhouse gas emissions (UNEP, 2022). The Namibian Building Regulations thus need to be amended to ensure decarbonization of buildings takes place.

- (a) What measures would you recommend for implementation to ensure decarbonisation of buildings? (3)

By 2050, Africa will be home to 1.1 billion more people than it is today. That's nearly 75% of the world's projected population growth of 1.5 billion more people. This means a huge demand for buildings, with 80 percent of those that will exist in 2050 yet to be built. To ensure sustainability in African cities the Africa Manifesto for Sustainable Cities and the Built Environment was formulated. This manifesto is not well known in Namibia. Urban Planners and Environmentalists must ensure capacity building exercises are rolled out throughout Namibia to educate those in the Built Environment as well as the public on this manifesto.

- (b) Deliver a set of the most important aspects that you would convey about the manifesto. (7)

[10]

Question 4

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) Discuss the interrelationships between the sub-programs. (5)

Single Quarters which were constructed to accommodate male labourers during the apartheid era. These accommodation facilities shortly after Independence changed character completely as families migrated to towns to join their husbands and fathers in these single quarters; This however created health hazards as these quarters could not accommodate such large number of people. Some of these buildings have become totally defunct and are not in use.

- (b) Provide alternative uses for these defunct Single Quarters. (2)

Namibia's Mass Housing Program will not automatically create sustainable human settlements.

- (c) What advice would you provide to the Central Government that could inform guidelines for sustainable human settlements? (3)

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Question 5

The Compact City model of development echoes some of the criteria of providing adequate housing.

- (a) How will you ensure urban compaction of Namibian towns? (5)
- (b) Establish the similarities between Compact Cities and Adequate Housing. (2)

Densification and Mixed-use developments are the latest trends observed in the Namibian urban landscape.

- (c) Share your experience of the manifestations of Densification and Mixed-use developments. (3)

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Question 6

- (a) How would you integrate the Flexible Land Tenure Act, (Act No. 4 of 2012) (FLTS) into an informal settlement upgrading project? (5)
- (b) Provide the most likely Zoning and Density factor that you will assign when designing block erven for the ultra-low-income groups. (2)

The Implementation of a Flexible Land Tenure Scheme could benefit greatly if it draws on the United Nations principles of Participatory Slum Upgrading.

- (c) Provide an advisory note on the benefits such participatory approach could have during the FLTS implementation. (3)

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Question 7

It was reported that the country had an estimated housing backlog of around 300 000 units, with an estimated backlog of 84 000 units in Windhoek only. The housing need is however most strongly evident in the low income socio-economic classes. One can thus infer that those that can afford housing is catered for. There thus seems to be a mismatch in the demand and supply of housing in Namibia.

- (a) How can such an occurrence be explained? (5)
- (b) Discuss how the demographic profile of Windhoek would aid in determining the housing demand within the city. (5)

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Question 8

For a country to be stable and to offer a basis for economic activity and development, a certain number of fundamental investments must be made. Investment in Housing is one of such fundamental investments and well performing economies ensure it enjoys priority. Housing is thus seen as a catalyst for Economic Growth and Development.

- (a) How could investment in housing stimulate the Namibian economy? (5)

Housing is however a very expensive commodity, and the majority of Namibians cannot afford to acquire property via financial institutions.

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

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Question 9

Public-Private Partnerships (PPP) are pursued actively by Local Authorities throughout Namibia to aid in hastening the land delivery process.

- (a) From your understanding of PPP's, provide an overview of why Local Authorities are considering PPP's positively in the delivery of serviced land. (5)

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.

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

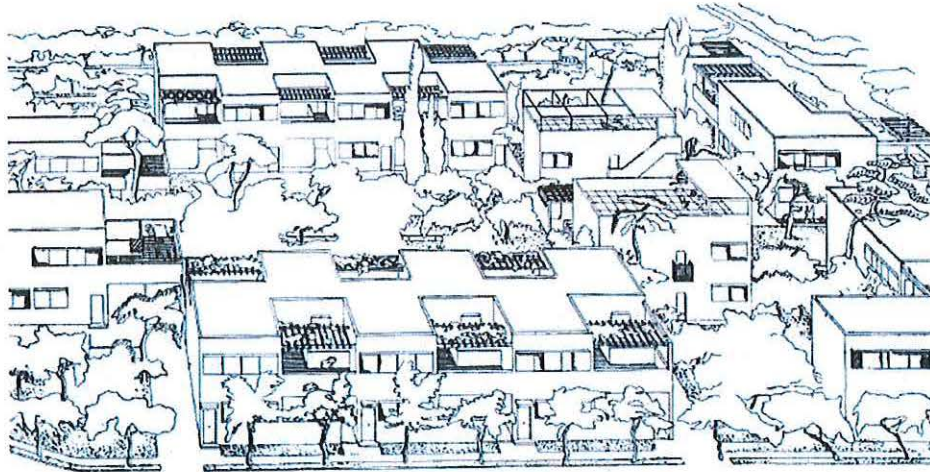
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Question 10

Rolnik (2014), argued that a house is an important aspect that creates a sense of belonging in a city.

- a) Explore the commonalities of Rolnik's statement and Socio Spatial Exclusion as manifested in the Namibian housing context. (5)
- b) Evaluate what is depicted in Figure 1 and relate it to the relevant theoretical underpinning and conclude with a detailed discussion wherein you present arguments both against and in favour of such type of housing intervention. (5)



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

Figure 1

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**TOTAL = 100**