



**NAMIBIA UNIVERSITY  
OF SCIENCE AND TECHNOLOGY**

**FACULTY OF ENGINEERING AND THE BUILT ENVIRONMENT**

**DEPARTMENT OF ARCHITECTURE, PLANNING & CONSTRUCTION**

<b>QUALIFICATION : BACHELOR OF REGIONAL AND RURAL DEVELOPMENT BACHELOR OF LAND ADMINISTRATION</b>	
<b>QUALIFICATION CODE:</b> 07BRAR 07BLAM	<b>NQF LEVEL:</b> 6
<b>COURSE CODE:</b> LUP610S	<b>COURSE NAME:</b> LAND USE PLANNING 2
<b>DATE:</b> JUNE 2024	<b>PAPER:</b> THEORY
<b>DURATION:</b> 3 HOURS	<b>MARKS:</b> 100

<b>FIRST OPPORTUNITY EXAMINATION QUESTION PAPER</b>	
<b>EXAMINER(S)</b>	Mr. C Beukes
<b>MODERATOR:</b>	Mrs. Nadine 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 3 PAGES**

(Including this front page)

**Question 1**

(a) Differentiate between the following Land Use plans:

- i. Integrated Land Use Plan (2)
- ii. Spatial Development Plan (2)
- iii. Structure Plan (2)

(b) Provide a definition for the following Land Use Planning terms:

- i. Zoning (1)
- ii. Consent use (1)
- iii. Subdivision of land (1)
- iv. Consolidation of land (1)

**[10]**

**Question 2**

Participatory Land-Use Planning is an iterative process based on dialogue amongst all stakeholders. Based on Sherry Arnstein's (1969) classical article.

Describe the stages/rungs that are part of the Ladder of Citizen Participation as outlined in Arnstein's article?

**[16]**

**Question 3**

All spatial planning activity is guided by a set of legal guidelines.

- (a) Motivate why spatial planning activities at local level needs to be performed within the provisions of such guidelines? (4)
- (b) Outline the legal framework that guides or directs spatial planning activity in Windhoek. (4)
- (c) Differentiate between the four types of plans used in Land Use Planning activity. (8)

The Flexible Land Tenure Act is aimed at providing more affordable land tenure options to individuals who seek to own land in the country.

- (d) Name and describe the two new land tenure options this Act offers. (4)

**[20]**

**Question 4**

The decentralisation concept is enshrined in the Constitution and provides for the establishment of sub-national governments at regional as well as local level in Namibia.

- (a) Identify and discuss the three forms of decentralisation which the Government land use planners could follow when planning for communities? (9)
- (b) Name at least five benefits of Decentralisation? (5)

[14]

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**Question 5**

The Municipality of Windhoek is in the process of reviewing the Windhoek Structure Plan as emphasised by the Urban and Regional Planning Act, (Act No. 5 of 2018).

- (a) What are the positive results that the local authority can expect from implementing an approved Structure Plan in its area of jurisdiction in terms of the Act? (8)
- (b) Discuss the importance of participatory planning in terms of the Urban and Regional Planning Act, (Act No. 5 of 2018), in contrast to conventional land use planning methods which have dominated past planning activities. (12)

[20]

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**Question 6**

The **Planning Method Model** is a set of systematic technical procedures that are needed to evaluate resource availability and to guide towards sustainable options which satisfy the objectives of land users.

- (a) Name the stages that form part of the **Planning Method Model**. (10)
- (b) Discuss in detail the stages that you mentioned above? (10)

[20]

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**TOTAL: 100**