



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 2025	PAPER: THEORY
DURATION: 3 HOURS	MARKS: 100

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

NOTES:
1. Answer ALL the questions. 2. Answer your questions in legible handwriting. 3. Number the answers clearly.

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

PERMISSABLE MATERIAL: Black Ink Pen

Question 1

The Flexible Land Tenure System (FLTS) was introduced to improve land security for low-income residents in urban areas. You are appointed as an urban planner at a Local Authority and must integrate the Flexible Land Tenure Act, (Act No. 4 of 2012) (FLTS) into an informal settlement upgrading project.

- (a) Provide advice to the Local Authority wherein you clearly convey an understanding of the Starter and Land Hold Titles. (10)

A guest lecturer presented an overview of the implementation of the Flexible Land Tenure System (FLTS) in Mariental.

- (b) Recall the challenges experienced during the implementation the FLTS in Mariental. (5)

[15]

Question 2

- (a) Interpret the following statement: "Housing is both a noun and a verb". (5)

- (b) Provide a brief overview of the Modernist principles that informed Le Corbusier's "Ville de Radieuse" concept. (5)

[10]

Question 3

- (a) Prepare a briefing document wherein you highlight the guiding principles of the National Housing Policy as revised in 2023. (7)

The 2009 National Housing Policy contains several strategies, relating to the provision of housing. Although this policy has been revised in 2023, some of the older strategies are still relevant and some have been assimilated in the latest policy.

- (b) Can you identify at least three strategies that are still relevant and which have been assimilated in to the National Housing Policy of 2023? (3)

[10]

Question 4

The continued presence and growth of informal settlements with little or no access to services and infrastructure is a common feature in Namibia. There are an estimated 228,423 shacks in 308 informal settlements throughout the country. The latest statistics indicated that approximately 126,812 shack units are in the Khomas Region, and the majority thereof are found in Windhoek.

The City of Windhoek favours upgrading informal settlements In-Situ.

- (a) Detail the processes the urban planners followed to upgrade the Onyika Informal Settlement. (5)
- (b) Provide a critical reflection of In-Situ informal settlement upgrading. Ensure you detail what it entails as well as an overview of the advantages and challenges inherent in such an approach. Refer to the upgrading of Ongulumbashe as discussed in class. (5)

In conjunction with In-Situ upgrading, a Participatory Informal Settlement Upgrading approach to upgrading informal settlements is generally favoured.

- (c) Predict the outcome of an upgrading project that did not follow the Participatory Informal Settlement Upgrading Approach. (5)

[15]

Question 5

Figure 1: Namibia Housing Policy (2023) Household income distribution and affordability

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

- (a) Evaluate the figures & statistics presented in Figure 1 and discuss which housing programme would best suit the Ultra Low-Income group. (5)

The main goal of the Mass Housing Programme is to cause the construction of 185 000 housing units by the year 2030 underpinned by three objectives:

- provide access to affordable housing to the Namibian people;
- economic empowerment through ownership of a tradable asset (a house) that can be used as security for further wealth and asset generation at household's level; and
- creating jobs and stimulating economic growth

- (b) Provide a brief discussion wherein you indicate to what extent the abovementioned objectives have been met. (3)

The Single Quarter Transformation Programme is a subprogramme that falls under the broad umbrella of the Built Together Programme.

- (c) What advice would you as an urban planner render that could ensure the successful transformation of these blighted units? (2)

[10]

Question 6

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

- (a) What are the aspects that ought to be reflected within any housing policy and programme to ensure the output of such a programme delivers adequate housing? (7)

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 can thus be deduced that evictions are not totally ruled out.

- (b) How should evictions thus be undertaken? (3)

[10]

Question 7

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) How would you adapt township layout designs to ensure this principle informs design? (3)

One of the guiding principles of the National Housing Policy as revised in 2023 speaks of ***Differentiated Housing Options*** and this compliments Principle Thirteen of the Charter for New Urbanism.

(b) What are the main features of the concept. (2)

Incremental or gentle densification of cities can significantly aide in alleviating the housing backlog.

(c) How can the Cape Town Densification Strategy be applied within Windhoek to ensure incremental densification? (5)

[10]

Question 8

It has been stated that there is a clear relationship between the formulation of a housing programme for a Local Authority and its Structure Plan.

(a) Explain to a layman why that is so. (3)

(b) What facts can you compile to support the importance of the Zoning Scheme within any housing provision programme or projects? (5)

(c) Provide an overview of the concepts of “high” and “low” density housing. (2)

[10]

Question 9

It was reported that the City of Windhoek approved 1,941 building plans worth N\$2.22 billion over the 12 months ending March 2025, marking a 4.6% year-on-year increase in the number of plans and a 21.3% rise in value. During the same period, informal settlements continued to grow and it has been reported that there are now approximately 126,812 shack units in the Khomas Region, and the majority thereof are found in Windhoek.

It can be thus be deduced that housing provision that led to the positive growth as reported, did not occur in the ultra-low-income areas. This then also mean that there is a mismatch between housing demand and provision.

(a) How can this mismatch between housing demand and supply be explained? (5)

(b) Discuss how you as an urban planner could take the demographic profile of Windhoek into account to determine the housing demand within the city. (5)

[10]

TOTAL = 100