



**PAMIBIA 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 2025	<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>NOTES:</b>
1. Answer <b>ALL</b> 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 Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) makes provision for the formulation of Structure Plans, Zoning Schemes and determines the processes that leads to Township Establishments.

- (a) Explain how the three urban planning interventions are applied in a housing programme. (5)

The majority, if not all Zoning Schemes in Namibia is Euclidian. The application of a Euclidian Zoning Scheme in the formalization of an informal settlement may create a sterile environment.

- (b) Discuss the above statement. (5)

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Question 2

The housing demand/supply mismatch in this Namibia is creating a dire situation within the housing markets.

- (a) Reflect on the consequences of this mismatch. (5)

- (b) Provide recommendations to the any Local Authority of your choice on how the local authority should to determine housing supply to circumvent a demand and supply mismatch. (5)

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Question 3

The United Nations High Commissioner for Human Rights formulated the "Right to Adequate Housing" which contains seven principles/guidelines that must be applied in housing programmes to ensure its adequacy.

- (a) Deliver a set of recommendations based on the Adequate Housing principles/guidelines that could form the basis for the formulation of an Informal Settlement Upgrading Strategy for the Kalkrand Village Council. (7)

The Kalkrand Village Council have tasked you as an urban and regional planner to revise the Adequate Housing Principles to ensure that it reflects the Namibian context.

- (b) Provide at least three additional principles/guidelines that would ensure this directive is met. (3)

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Question 4

NUST and the Kalkrand Village Council are engaging in a collaborative effort to upgrade the Pappegaai Informal Settlement in the Village.

- (a) As an urban planner, formulate a recommendary note to the Kalkrand Village Council wherein you persuade officials to undertake the upgrading of the informal settlement In-situ. (4)
- (b) In addition to advocating for In-situ upgrading, provide justification for a Participatory Informal Settlement Upgrading Approach as the two interventions are complimentary as well as complementary. (6)

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Question 5

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) Demonstrate the validity of the statement above by referring to the housing situation in any informal settlement you are familiar with. (2)
- (b) What is your interpretation of the Kemeny Thesis? (5)
- (c) How would you justify the application of the Fordist doctrine of mass production and standardisation in a housing programme? (3)

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Question 6

- (a) Provide directives to a Local Authority on how it should integrate the Flexible Land Tenure Act, (Act No. 4 of 2012) (FLTS) into informal settlement upgrading projects? (5)
- (b) Provide the most likely Zoning and Density factor that you will assign to block erven designed under the Flexible Land Tenure Scheme? (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) Why do you think the statement above is valid? (3)

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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 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 design principles have been observed in Private Townships Establishments as its proponents aims to create “liveable communities”.

- (b) To what extent is social and land use diversity achieved in private township developments? (3)
- (c) How would you as urban planner justify the approval of Private Townships development despite the fact that it may contribute to sprawl and further the socio-economic divide in already fragmented Namibian urban centres. (5)

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Question 8

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\$)	
<b>ULTRA-LOW</b> (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
<b>LOW</b> (Monthly household income range N\$ 5,000-10,000)	51-60	8.8	25.1		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
<b>MIDDLE</b> (Monthly household income range N\$ 10,000-20,000)	81-90	6.6	9.8		3.1	11,936	3,581	444,520
	91-95	3.2			3	17,882	5,365	665,970
<b>HIGH</b> (Monthly household income range N\$ 20,000-40,000)	96-98		1.7		2.7	29,589	8,877	1,101,920
<b>ULTRA HIGH</b> (Monthly household income above N\$ 40,000)	99-100		1.1		2.5	67,337	20,201	2,507,590

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 or townships. Thus, indicate what are the most probable erf sizes, zoning and densities that you would plan for in a townships design and establishment for those in all of the income brackets.

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Question 9

The guiding principles of the National Housing Policy as revised in 2023 deals amongst others with the following: *Inclusive and Sustainable Urbanisation; Incremental Approaches & Differentiated Housing Options*.

- (a) Deliver commentary on the policy intentions of each one of these principles. (5)
- (b) Break down the rationale/purpose of the National Housing Policy as revised in 2023. (5)

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Question 10

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 thus ensure capacity building exercises are rolled out throughout Namibia to educate those in the Built Environment as well as the public on this manifesto. You are assigned this duty in your first task as an emerging urban planner at a Local Authority.

- (b) Deliver a set of the most important aspects contained within the manifesto that you would convey to the political office bearers at your Council. (7)

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**TOTAL = 100**