



**NAMIIBIA UNIVERSITY**  
OF SCIENCE AND TECHNOLOGY

**FACULTY OF NATURAL RESOURCES AND SPATIAL SCIENCES**  
**DEPARTMENT OF ARCHITECTURE AND SPATIAL PLANNING**

<b>QUALIFICATION</b>	BACHELOR OF TOWN AND REGIONAL PLANNING		
<b>QUALIFICATION CODE:</b> O7BTAR	LEVEL: 6		
<b>COURSE CODE:</b> PNH610S	<b>COURSE NAME:</b> PLANNING FOR HOUSING		
<b>SESSION:</b> JUNE 2019	<b>PAPER:</b> THEORY		
<b>DURATION:</b> 3 HOURS	<b>MARKS:</b> 100		

FIRST OPPORTUNITY EXAMINATION PAPER	
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<b>NOTES</b>
<p>The Question Paper consists of 5 pages (including this front page) and an Annexure.</p> <ol style="list-style-type: none"><li>1. Answer <b>ALL</b> the questions.</li><li>2. Answer your questions in legible handwriting.</li><li>3. Number the answers clearly.</li></ol>

Question 1

No Housing programme can be successfully devised without taking the local authorities structure plan and zoning scheme into consideration.

- (a) Discuss why this is the case. (8)

Throughout Namibia, Local Authorities applies Euclidian Town Planning Schemes. Its defining feature is that it introduces different zonings to separate incompatible land uses.

- (b) Shortly state if it is possible to deliver adequate housing within the confines of such a traditional town planning scheme. (2)

[10]

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Question 2

The Government of Namibia's Mass Housing Program will be implemented through seven sub programs. One of these programmes are a social /subsidy housing sub-program. It however has not yet been implemented within Namibia, but other countries worldwide have some form of social housing.

- (a) Briefly discuss the concept of Social Housing. (5)

One of your major semester projects introduced you to the One Nation No. 1 informal settlement in Okuryangava Extension 6 within the Windhoek municipal area. The socio-economic survey that you have undertaken have revealed that the majority of the households are not eligible for housing loans from the National Housing Enterprise and even much less so from other financial institutions.

- (b) Discuss which one of the seven sub programs of the Mass Housing Programme could address the housing need of the One Nation No. 1 community? (10)

[15]

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Question 3

- (a) Discuss the objectives of the National Housing Enterprise Act 5 of 1993. (5)

Advocates for adequate housing maintains that the Namibian Constitution compels the state to ensure such is provided to Namibians.

- (b) Provide reasons why their opinion may hold water. (5)

One of your guest lecturers maintained that access to adequate housing should be considered as a human right and that these rights are indivisible.

- (c) Discuss this statement in brief. (2)

[12]

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#### Question 4

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%*'. The objective of the NDP 5 is thus to continue to ... provide affordable housing to low and middle-income earners with a target of building 7200 houses per year.

- (a) Indicate what could have led the authors of NDP 5 to determine this quantitative goal. (5)
- (b) Discuss the determinants of housing supply. (5)
- (c) Share your take on the perceived reasons for the mismatch in housing demand and supply in Namibia. (5)

[15]

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#### Question 5

- (a) Draw on the United Nations principles of Participatory Slum Upgrading to set recommendations that could guide the upgrading of the One Nation No. 1 informal settlement or any other informal settlement that you are familiar with. (5)

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.

- (b) In which circumstances would you as a planner support the eviction of informal settlers of One Nation No. 1? (5)

[10]

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Question 6

You were informed about the upgrading of the Freedom Square informal settlement in Gobabis in a guest lecture. This lecture reemphasised the “Right to Adequate Housing” guidelines which was formulated by the United Nations High Commissioner for Human Rights.

- (a) Deliver a set of recommendations based on the Adequate Housing guidelines that could form the basis for the formulation of an Informal Settlement Upgrading and Adequate Housing Policy for the Gobabis Municipality. (10)

New Urbanism is touted as the answer to a myriad of urban problems. Housing is but one such issue it touches on. As an urban planner you must take heed of what the New Urbanists preach and on the other hand you are also called on to implement the Adequate Housing Guidelines.

- (b) Provide an indication of the aspects of New Urbanism that is not covered within the Adequate Housing Guidelines. (3)

[13]

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Question 7

The Sustainable Development Goal No. 11 (SDG No.11) calls on nation states to “...ensure access for all to adequate, safe and affordable housing and basic services and upgrade slums and by 2030, reduce the adverse per capita environmental impact of cities.

- (a) Provide a brief discussion of the tenets of this goal that most relates to the quest to provide adequate housing. (5)

Study the layout plan of the Farm Mix township establishment that will guide the upgrading of the area. The aim of the City of Windhoek is to create a sustainable community what would aide in the delivery of an integrated housing programme. The layout plan is attached as an annexure to this Question Paper.

- (b) Indicate if the principles of SDG No. 11 and as well as the Adequate Housing principles would be met with the implementation of the plan. (5)

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Question 8

The application of green building principles will aide in reducing the adverse environmental impact of building the 185 000 housing units during the Mass Housing Programme.

- (a) Explain why such is the case. (7)

One of the more positive aspects related to Private Townships development is that it maintains a high standard of planning for and managing public open spaces which result in more habitable neighbourhoods than publicly planned and managed townships.

(b) Discuss why that is the case. (3)

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Question 9

The National Housing Policy indicated that housing is an important agent of economic growth.

Briefly discuss why Local Authorities ought to invest in housing development. (5)

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**TOTAL = 100**

