



**NAMIBIA UNIVERSITY**  
**OF SCIENCE AND TECHNOLOGY**  
**FACULTY OF ENGINEERING AND THE BUILT ENVIRONMENT**  
**DEPARTMENT OF ARCHITECTURE, PLANNING AND CONSTRUCTION**

<b>QUALIFICATION:</b> Diploma in Property Studies Bachelor of Property Studies Bachelor of Land Administration Diploma in Geomatics Bachelor of Geomatics Bachelor of Geo-Information Technology Bachelor of Town and Regional Planning Bachelor of Regional and Rural Development	
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<b>COURSE CODE:</b> ILP510S	<b>COURSE NAME:</b> INTRODUCTION TO LAND USE PLANNING AND MANAGEMENT
<b>DATE:</b> JUNE 2023	<b>PAPER:</b> THEORY
<b>DURATION:</b> 3 HOURS	<b>MARKS:</b> 100
<b>FIRST OPPORTUNITY EXAMINATION QUESTION PAPER</b>	
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<b>INSTRUCTIONS</b>	
1. Answer ALL the questions. 2. Read all the questions carefully before answering. 3. Number the answers clearly	

**THIS QUESTION PAPER CONSISTS OF 15 PAGES (Including this front page)**

**Question 1**

State whether the following statements are true or false. If your answer is "false", please provide the correct answer as well. Each answer counts 2 marks. [22]

- a) The Ministry of Urban and Rural Development has the role to coordinate and spearhead the decentralisation process, which entails the transferring of powers to various ministerial offices in the regions.
- b) An additional public interest element pays attention to planning decisions which have been based on the prevention of bankruptcy. For example, application for the development of a specific business activity in close proximity to a number of similar existing ones may be refused on the grounds that it has a high risk of commercial failure.
- c) A policy is a statement of a set of principles or a course of action adopted by government. Policies state what government intends to do to address certain issues or problems but they are not binding.
- d) Article 16 of the Namibian Constitution stipulates that all persons shall have the right to buy property, provided that parliament may through legislation regulate the right to buy property by non-Namibians.
- e) The principle "the reduction, re-use and recycling of waste must be promoted" is included in the Urban and Regional Planning Act, in the section regarding principles and standards of spatial planning.
- f) Currently planning for regions are mainly steered by 2 kinds of plans, namely Integrated Regional Land Use Plans and Regional Structure Plans.
- g) According to the National Development Plan No. 5 "structural transformation" refers mainly to the renewed focus on the provision and maintenance of infrastructure and building structures.
- h) For purposes of the provisions of an Article of the Namibian Constitution, a regional council shall elect from amongst its members three persons as members of the National Assembly in the manner provided in the relevant act.
- i) One of the important objectives of the National Land Policy is to develop destination areas where people are supposed to earn a decent living.
- j) There are three categories of local government, for example towns. The relevant minister decides how to classify each local government, by considering what services the local government is able to provide to its residents, and what financial resources are available to it. A local government cannot be re-classified.
- k) The director general of the National Planning Commission recently announced that, since

the National Development Plan No. 5 lapsed last year, the cabinet has decided to extend the NDP5 for an additional two years and will also continue to depend on the second Harambee Prosperity Plan for development direction.

[22]

### Question 2

Complete the following definition of “town planning” by John Ratcliffe. Write your answers in the answering script next to the appropriate number, for example **(a) Answer**, **(b) Answer** etc. Each answer counts 1 mark. (3)

Town planning is “the art and science of \_\_\_(a)\_\_\_ and \_\_\_(b)\_\_\_ and \_\_\_(c)\_\_\_ so as to secure the maximum practicable degree of economy, convenience and beauty.

[3]

### Question 3

Identify the TWO descriptions included in the table which describes Intra-Regional planning. (2)

	Description
<b>A</b>	This type of planning’s aim is to strengthen export capacity and greater regional integration.
<b>B</b>	The prime aim of this type of planning is obviously more economic in nature relating to the achievement of a satisfactory relationship between people and jobs.
<b>C</b>	This type of planning focus on the allocation of resources between the sub-regions of the region and between various policy fields, for example transport and economic development.
<b>D</b>	This type of planning has developed largely as a response to the problems of economic imbalance between regions resulting from the changing locational preferences of industry.
<b>E</b>	This type of planning’s aim is to achieve a satisfactory relationship between people, jobs and the environment.

[2]

### Question 4

The degree of importance or consideration given to each of the four categories of planning depends upon the level of planning. Read through the included scenario and answer the following questions.

The Ministry of Environment, Forestry and Tourism (MEFT) has requested the Ministry of Urban and Rural Development to inform the regional authorities of the northern regions of Namibia to each complete a planning document (including a map) which will identify and demarcate areas

that must be protected from sand-mining activities (for example providing a Protected Areas Zone). The planning document must also identify areas where sand-mining activities have occurred and can continue after the necessary environmental clearance certificates were obtained from MEFT.

- a) This planning document's focus will be mainly on two categories of planning. Identify the relevant two categories. (2)
- b) This scenario, of cooperation between the two ministries, is an excellent example of \_\_\_(b)\_\_\_ integration of the different sectors, which will result in the production of a meaningful plan. (1)
- c) Identify the name and year of the act, as mentioned in the following section.

MEFT is of the opinion that the various traditional leaders of the traditional communities should be involved in a workshop, which will focus on the sustainable use of the natural resources, in view of the \_\_\_(c)\_\_\_ (act) which stipulates that one of their (traditional leaders) duties is "to ensure that the members of his or her traditional community use the natural resources at their disposal on a sustainable basis and in a manner that conserves the environment ...".

Source: Section 3(2)( c) of the relevant act. (2)

[5]

### Question 5

The essential justification for land use planning is the public interest. Identify the relevant public interest element for each of the descriptions in the table below. Write down the correct public interest element for questions (a) to (j). (10)

	Description
A&B	<b>(Answer A)</b> and <b>(Answer B)</b> are frequently linked. The former relates to expenditure of time and money by the users, the latter raises questions about the cost to the public. In both cases the key issues are location and density of the development.
C	This public interest element <b>(Answer C)</b> is also concerned with equal opportunities to the necessities of life such as work, shelter, education and medical care. Controls of densities of residential areas and locations of community facilities have direct consequences on choice.
D	<b>(Answer D)</b> considerations have been extended to include mental and emotional well-being, and to stress the enhancement or improvement of well-being rather than just the prevention of hazards and accidents.
E	When the crunch came in the 1970s, the importance of an <b>(Answer E)</b> efficient land use pattern was "rediscovered", but our cities had already been locked into a land use pattern

	of low-density sprawl dependent on the automobile.
F	<b>(Answer F)</b> is affected by the density, or compactness, of land development. The higher the density of land use the shorter the time and distance between uses. But this also means more constricted sites and more built-up areas with less adequate and suitable space for the users and perhaps greater health and safety problems. Discovering the balance is one of the essential tasks of land use planning.
G	This refers to the pleasantness of the urban environment as a place in which to live, work and spend one's leisure time ... it is difficult to develop control measures to achieve an attractive and pleasant urban environment.
H	Many cities are located on or next to prime agricultural land ... If an urban use is unavoidable, lot sizes (erf sizes) and separation distances are controlled to minimize the impact.
I	Traffic problems such as congestion were tackled in the past by road widening, road construction and realignment.
J	The planning profession has its roots in the problem of <b>(Answer J)</b> . There are several directions; one is the improvement and better use of the existing stock and the enhancement of community facilities and neighbourhood environment. The challenge to the planner is .... to improve these areas without relocating the population.

[10]

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### Question 6

Urban planning in Namibia can be divided into three categories.

- a) Name the three categories. (3)
- b) Select from the list provided the relevant planning document used in each of the planning actions. (3)

#### List of possible answers

- Surveying of designated township layouts
- Zoning Scheme
- Evaluation of building plans
- Regional Structure Plan
- National Land Policy
- Development Policies (non-statutory statements)
- Sustainable Land Use Planning Policy
- Development Policies (statutory statements)
- Structure Plan
- Spatial Planning Regulations
- Euclidean Zoning Map

[6]

**Question 7**

Read the newspaper article titled “Okalongo village council status welcomed” and answer the following questions.

The Okalongo **constituency councillor**, Laurentius lipinge, has welcomed the Cabinet decision to upgrade Okalongo settlement to a village council.

At the moment, basic services and amenities are lacking at the settlement, which in return holds back potential investors.

The expansion of the settlement means more extensions of basic services, which in return can boost the local economy.

This week, Cabinet supported the proclamation of Okalongo settlement area as a local government, in terms of Section 3 of the [See Question (A)] as amended, to be known as Onandjaba Village Council.

“We have been fighting for this proclamation for a long time. We appreciate the decision taken by Cabinet to proclaim Okalongo as a village council. This development is welcome because we use to get our basic services from towns far from us such as Outapi. Once proclaimed, we will get these services within. That is really the feeling of the inhabitants here,” he noted.

Okalongo was declared a settlement more than 20 years ago [See Question (B)]. ... minister Erastus Uutoni said the election for the newly proclaimed local government council will be conducted during the regional and local government elections scheduled for 2025.

However, the ministry’s executive director Nghidinua Daniel could not shed more light on the proclamation process, saying the ministry is waiting for a decision from the authorities on the way forward.

“We will only be in a position to say anything or more upon receipt of the decision,” he said.

The settlement had until the end of last year to demonstrate its financial ability to sustain or face being downgraded.

The application to upgrade the settlement to a village council as it has been initially planned was previously shun by the ministry.

The ministry at the time cited reasons of the settlement’s inability to sustain itself.

Other interventions undertaken by the regional government were to solve the land disputes, which have blocked development and subsequently delayed the settlement from being upgraded.

**Source:** <https://neweralive.na/posts/okalongo-village-council-status-welcomed> (31 August 2022)

- a) Identify the relevant legislation in terms of which Okalongo settlement was declared a village council. Provide details of name and year. (1½)
- b) Okalongo was declared a settlement more than 20 years ago. Identify the relevant legislation. Provide details of name and year. (1½)
- c) Identify in which instance a settlement area can be declared. (1)

[4]

**Question 8**

Discuss the scope of the Urban and Regional Planning Act. Answer in complete sentences. (6)

[6]

**Question 9**

Environmental Sustainability is one of the four pillars of the current National Development Plan, No 5 (NDP5).

Context Fields	Economy	Community	Environment	Enabler
Name of Pillar	Answer A	Answer B	<i>See Question</i>	Answer C
Goals	Answer D	Answer E	-	-

a) Name the remaining three pillars, according to the context fields provided in the table. Refer to Answer A, B and C. (3)

b) Identify the goals, for Economy (Answer D) and Community (Answer E). (4)

[7]

**Question 10**

Read the newspaper article titled “**Tribunal to tackle land allocation perceptions**” and answer the following questions.

Land reform minister Calle Schlettwein says he is worried about the public’s perception on land administration processes.

He indicated yesterday at the High Court during the swearing-in ceremony of new members of the Lands Tribunal that the public perceives the process as not transparent, and that the inheritance and transfer of agricultural land is apparently biased. He said the public also believes the determination of the price of agricultural land is not fair.

“I believe with a transparent, accountable and efficient tribunal, we can set that record straight and make sure that the land administration and land reform processes are indeed transparent. If not, it would take us steps back,” said Schlettwein, who was speaking when the group were sworn in by Judge President Petrus Damaseb. The group comprises ... They will serve for three years.

The Lands Tribunal has the jurisdiction to decide any land appeal lodged, as well as consider and make decisions on applications made to it **in terms of the law**. The law provides that a decision made by the tribunal may be executed as if it were an order of the High Court. Schlettwein told the tribunal members that the public expects them to attend to cases and finalise them within a reasonable time, and to decide on the matters without fear or favour. "I look forward to good cooperation with the Lands Tribunal, but this cooperation must be strictly in the best interest of the Namibian nation," he noted.

Schlettwein added that the amount of work will increase once **the Land Bill** is enacted into law, as matters of communal land will be referred to this body.

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Source: <https://neweralive.na/posts/tribunal-to-tackle-land-allocation-perceptions#>

- a) Identify the relevant ministry alluded to in the article. (2)
- b) Identify the relevant legislation in terms of which the Lands Tribunal is established (Provide details of name and year). (2)
- c) Identify the other body which is established in terms of the act (your answer provide in the previous question). (1)

[5]

### Question 11

**The Land Reform programme consists out of 4 pillars (or sub-programmes).**

Complete the table by identifying the following:

Identify the four pillars (Answer A – D),

Provide the names of the relevant act or policy (Answer E – F),

Identify the two land rights (Third pillar). Two marks for Answer G.

(8)



	First Pillar	Second Pillar	Third Pillar (Communal Land Category)	Fourth Pillar (Communal Land Category)
<b>Name of Pillar</b>	Answer A	Answer B	Answer C	Answer D
<b>Name of Act and/or policy</b>	Answer E (Name of policy)	Agribank Act	Answer F (Name of act)	-
<b>Type of Tenure</b>	-	-	Answer G (2 marks)	-

[8]

**Question 12**

Read the newspaper article titled “**Walvis to speed up Green Valley Development**” of 31 March 2022, and answer the following questions.

The Walvis Bay municipal council recommended the approval of N\$11 million toward the development of services of Green Valley (Farm 37) while it waits for central government’s assistance of about N\$109 million.

Late last year some councillors motioned for the development of Green Valley to be expedited because residents are living in deplorable and risky conditions.

In fact, several shacks have been destroyed by fire at the harbour town this year, which has also resulted in death and injury and loss of possessions.

“. . . although there was another motion. . . requesting the government for financial assistance, council should still start while waiting for the government to respond,” some councillors noted.

Based on the latest survey, there were about 35 000 people living in 11 000 shacks in deplorable conditions that need to be addressed.

Two portions of the prospective township need to be fully serviced, which will cost about N\$109 million (the servicing of the entire Green Valley is estimated to cost over N\$163 million). The town’s council has already spent over N\$7,5 million on communal servicing in 2020, which includes gravel roads, communal water and sewer connect points. In order to speed up the process, it intends to spend another N\$11 million.

It was noted that those residents to be relocated to Green Valley will be those currently residing in shacks in highly congested areas of Kuisebmond and in Narraville. The two serviced portions will be able to provide erven to 684 households.

“It is understandable that [the two portions] are for ultra-low-income groups. However, for the sustainable continuation of the provision of the services to these areas, council should make it mandatory for the recipients of the subject lots to pay for such services,” the councillors recommended.

Source: Erongo Community Newspaper <https://www.erongo.com.na/infrastructure-ero>

- a) The two large portions of Green Valley (formerly known as Farm 37) at Walvis Bay, are technically two portions of townlands, owned by the local authority and located east of Walvis Bay on the road to the Walvis Bay International airport. Explain what the term “townlands” means. (2)
- b) Before the layout can be compiled the planning consultant must check whether a servitude is registered, which could influence the layout.

Complete the following description of a servitude. Indicate the answers as follows: 12(d)(i), 12(d)(ii) etc. in your answering script.

“It is a common form of (...i...) found frequently in rural and urban areas. A servitude is registered (...ii...), in favour of a (...iii...) or a service provider.” (3)

- c) Identify step-by-step the submission and approval process of a township establishment application, as stipulated in the act within an accredited authority. The application is in accordance with the relevant forward planning document. Match the correct steps (Step 1 to Step 7) with the descriptions provided. **SEE TABLE ON NEXT PAGE.** (7)

<i>For ex.</i>	<i>For ex.</i>
<b>Step 13</b>	<b>Submit with the XY-Committee.</b>
<b>STEP</b>	<b>DESCRIPTION</b>
	Advertise in the Gazette and newspapers; display a notice on-site and on notice board at APA and notify neighbours.
	The Chief Executive Officer informs in writing the applicant and every person who lodged written objections of the Council's decision
	The Hearing Committee makes a recommendation to the APA Council.
	Lodge complete application with Chief Executive Officer of APA.
	Follow a Hearing procedure, if written objections were received.
	Request the applicant to give notice of the application to the prescribed persons and the general public.
	The Council of the APA will decide to approve (with or without conditions) or not approve the application.

[12]

**Question 13**

Select the correct term/concept for each of the following descriptions provided in the table. (5)

A	There are a number of factors crucial in determining <b>(Answer)</b> for development; natural physical features (slope, ground surface and subsurface conditions, topography, drainage and water table); socio-economic factors, infrastructural and cultural factors.
B	An accurate cadastral drawing or plan of a piece of land surveyed, drawn and certified as accurate by a registered Surveyor and approved by the Surveyor General or his delegate. A <b>(Answer)</b> forms the basis of a freehold title system identifying accurately the boundaries of a piece of land to which certain real rights are attached.
C	<b>(Answer)</b> determines the maximum built up floor area (FA) allowed on an erf, according to the size of the concerned erf. This control measure is expressed as a ratio of the total floor area to the area of the erf concerned.
D	<b>(Answer)</b> means conditions registered against the title deed of land restricting the use or development of land
E	Every land use as an activity has its own inherent character, in terms of inputs and outputs involved. Due to these varied land use characteristics and requirements, a functional analysis of a given set of uses would indicate the level of similarity and harmony among them.

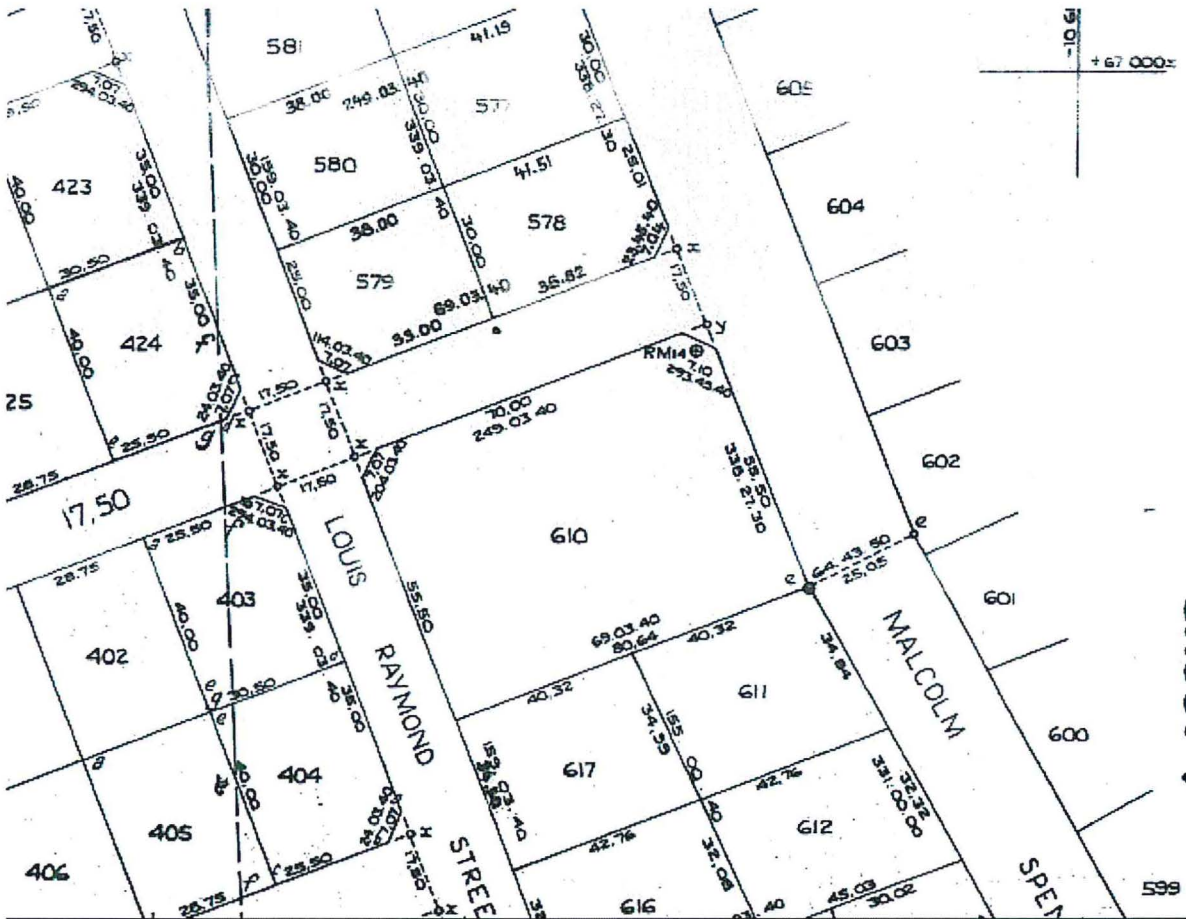
Select the correct answer from the list of possible answers:

- Road Reserve
- Land Compatibility
- Density
- Coverage
- Site Development Plan
- Public Place
- Bulk
- Real Rights
- Land Suitability
- Cul de Sac
- Private Open Space (POS)
- General Plan
- Land Accessibility
- Condition of Title
- Settlement Area
- Erf diagram
- Resettlement Farm
- Conditions of Approval

[5]

**Question 14**

Erf 610, Malcolm Spence Street, in Olympia is 3995m<sup>2</sup> in size. The erf is currently zoned as Institutional. The Dutch Reformed Church recently sold the vacant property and the new owner wants to construct a group-housing development consisting of duplex units.



- Determine, after consulting the Use Zone Table, which land use application the new owner has to submit in order to develop a group-housing complex. (2)
- Erf 610 falls within the density zone area of 40 units per hectare. Determine how many units can potentially be constructed on the erf. (2)
- The new owner is informed that a 2-meter wide servitude on the southern boundary will be required to address the stormwater runoff. How much developable area will be lost to the developer for development? (1)

USE ZONE (1)	PRIMARY USES (2)	CONSENT USES (3)	PROHIBITED USES (4)
I Residential	Dwelling units	Residential buildings, Places of public worship, Places of instruction, Social halls, Institutions, Special buildings, Bed-and-breakfasts, Resident occupations and Heritage buildings (For details refer to Table H)	Other uses not under columns 2 and 3
II General Residential	Dwelling units, residential buildings	Places of public worship, Places of instruction, Institutions, Special buildings, Hotels, Resident occupations, and Heritage buildings (For details refer to Table H)	Other uses not under columns 2 and 3
III Conservation (groundwater protection)	Indigenous fauna and flora, nature conservation areas	Municipal purposes and public infrastructure, hotel or other accommodation establishment designed to promote environmental conservation with adequate provisions that ensure no groundwater pollution will occur, park, playground, pasture land and associated agricultural building but excluding any concentration of domesticated animals, bee-keeping.	Other uses not under columns 2 and 3
IV Business	Shops, Business buildings, dwelling units, residential buildings and social halls	Other uses not under columns 2 and 4	Noxious industrial buildings
V Restricted Business	Business buildings	Other uses not under columns 2 and 4	Noxious industrial buildings
IX Institutional	Places of instruction, social halls and places of public worship	Dwelling units, Residential buildings, institutions, special buildings, shops, industrial buildings and business buildings	Other uses not under columns 2 and 3

The following definitions from the Windhoek Town Planning Scheme are included:

- **Dwelling unit** means a dwelling consisting of one primary unit with or without an outbuilding or an entertainment area, where the primary unit consists of mutually adjacent rooms with a kitchen and with at least a bathroom with toilet facilities and where the said primary unit is designed for occupation by a single household, and may, subject to the provisions of this Scheme or any law or regulation, be with or without a supplementary dwelling unit:

- **Institution** means a building designed and/or used as a place where persons receive medical, charitable or other care or treatment and related administrative activities, including a building designed and or used in connection with the administrative activities of a foreign organisation which operates in the Republic of Namibia without gain and is recognised by the Namibia Government to operate in the interests of the development, welfare and promotion of Namibia and its inhabitants, but does not include medical or dental consulting rooms or a building mentioned in the definition of a "special building".
- **Office** means a building, room or suite of rooms used for administrative work and planning and may include a place for related subordinate draughting work.
- **Place of instruction** means a building designed and/or used for educational and cultural purposes, administrative activities related therewith, and board and lodging.

**Residential building** means a building, other than a dwelling unit designed or used for human habitation, consisting of more than one residential unit together with such outbuildings and entertainment areas as are ordinarily used therewith but which does not include:

- a hotel or motel;
  - an accommodation establishment.
- **Special building** means any building not specifically defined in this Scheme and includes a funeral chapel, certified reformatory, industrial school, school for mentally defectives and a place where animals receive care and treatment.

[5]

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**TOTAL****[100]**