



**NAMIBIA 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> JUNE 2023	<b>PAPER:</b> THEORY
<b>DURATION:</b> 3 HOURS	<b>MARKS:</b> 100

<b>FIRST OPPORTUNITY EXAMINATION QUESTION PAPER</b>	
<b>EXAMINER(S)</b>	Ms. GB van Rooi
<b>MODERATOR</b>	Mr. J 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 5 PAGES** (Including this front page)

Question 1

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) In what way then would you as an urban planner design the Burgershoek and Volstruis Vlake townships to ensure diversity in terms of housing typologies and mixed income communities? (7)
- (b) Provide an indication of at least three housing typologies that would be suitable for the Burgershoek and Volstruisvlakte townships (3)

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Question 2

The purpose of structure plans is to provide guidelines for future development which will be of value to the local authority and to the public. It establishes a framework for consistent and rational decision making.

- (a) Explain why it is imperative that any Local Authority ought to situate its housing programmes within the scope of such plan. (5)
- (b) Provide facts to support the importance of the Town Planning / Zoning Scheme within any housing provision programme or projects. (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 Rehoboth Town Council. (7)
- (b) The Rehoboth Town Council have tasked you as an urban and regional planner to revise the Adequate Housing Principles to ensure that it reflects the Namibian context. Provide at least three additional principles/guidelines that would ensure this directive is met. (3)

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Question 4

The Namibian Constitution does not directly provide for the protection of housing rights. There are however provisions therein that seemingly compel the Namibian government to ensure adequate housing for all Namibians.

- (a) Provide an overview of the constitutional directives that could ensure adequate housing for Namibians. (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. There are however instances that leaves property owners or local authorities no option but to argue in favour of eviction.

- (b) Indicate in which circumstances eviction would be justified? (5)

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Question 5

The U.S. experienced a major housing bubble in the 2000s caused by manipulated demand, speculation, unusually high levels of investment, excess liquidity and a deregulated real estate financing market which caused home prices to become unsustainable.

- (a) Provide an overview of what a Housing Bubble is. (5)

The housing market in Namibia might not have seen the full formation of a Housing Bubble but the housing demand/supply mismatch in this country are creating an equally dire situation, especially in the Namibian urban settlements.

- (b) Discuss the consequence of this mismatch. (5)

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Question 6

- (a) How would you as an urban planner undertake an in situ informal settlement upgrade? (4)

- (b) Provide justification for a Participatory Informal Settlement Upgrading Approach. (6)

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Question 7

The goal of the Mass Housing Programme is to cause the construction of 185 000 housing units by the year 2030.

- (a) Would the pursuit of this quantitative goal ensure that adequate housing is delivered? (2)
- (b) Provide a critical discussion on the degree to which the National Housing Enterprise (NHE) has met the objectives set out for the institution through its foundational legislation, the National Housing Enterprise Act, Act No. 5 of 1993. (5)

The National Housing Policy contains several strategies that guides the provision of housing. As an urban planner employed by the NHE, you are tasked to arrange a workshop where you would convey your knowledge about these strategies in a presentation.

- (c) Provide an overview of what you would convey in this presentation. (3)

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Question 8

Namibian media recently been reported that 50 000 houses must be built per annum to ensure the housing backlog is addressed. As sustainability is also a growing concern, this call for increased housing delivery provides an ideal opportunity for the introduction of 'Green Building' regulations.

- (a) What would justify the change of the Building Regulations to ensure the construction of these houses are considered 'green' (environmentally sustainable)? (8)
- (b) Why do you think the inclusion of at green building principles in the Public Housing Programmes are not actively pursued? (2)

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Question 9

Urban Sprawl is a grave concern as it contributes to inefficient and unsustainable urban systems. Current Urban Planning discourse actively promotes densification of cities to address the aforementioned challenge. Densification can also significantly aide addressing the housing backlog.

- (a) State why your profession is of the belief that the pursuit of denser cities is justified? (2)
- (b) Use the Cape Town Densification Strategy as a Best Practice Case Study to inform the City of Windhoek's Urban Policy Planning Division on how to ensure incremental densification in the Olympia Township? (6)

Despite the advantages of densification with respect to an increased output of erven and or housing units; the community of Burgershoek and Volstruis Vlake were opposed to this concept.

(c) Why do you think that is the case? (2)

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Question 10

INCOME GROUP DESIGNATION	2009/10 Namibian Household Income and Expenditure Survey (NHIES)					2015/16 NHIES			
	Income Deciles	% of overall Population			Average Household Size	Average Monthly Household Income (N\$)	Average Monthly Household Income (N\$)	Housing Affordability (max. 30% of income) (N\$)	Affordable Loan (7.5% interest / 20 years) (N\$)
<b>ULTRA-LOW</b> (Monthly household income range N\$ 0-5,000)	1-10	15.9	62.4	87.5	7.5	1,308	1,543	463	57,470
	11-20	13.5			6.4	1,811	2,565	770	95,580
	21-30	12.3			5.8	2,167	3,222	967	120,040
	31-40	11			5.2	2,520	4,004	1,201	149,080
	41-50	9.7			4.6	2,873	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	3,434	5,441	1,632	202,580
	61-70	8.3			3.9	4,276	6,857	2,057	255,340
	71-80	8			3.8	6,063	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	8,473	11,936	3,581	444,520
	91-95	3.2			3	14,832	17,882	5,365	665,970
<b>HIGH</b> (Monthly household income range N\$ 20,000-40,000)	96-98	1.7			2.7	24,756	29,589	8,877	1,101,920
<b>ULTRA HIGH</b> (Monthly household income above N\$ 40,000)	99-100	1.1			2.5	47,758	67,337	20,201	2,507,590

Table 1

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 in Table 1.

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TOTAL = 100