



**NNAMIBIA UNIVERSITY  
OF SCIENCE AND TECHNOLOGY**

**FACULTY OF ENGINEERING AND SPATIAL SCIENCES**

**DEPARTMENT OF ARCHITECTURE AND SPATIAL SCIENCES**

<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		<b>QUALIFICATION CODE:</b> 06DPRS 08BPRS 07BLAM 06DGEO 07BGEO 07BGEI 07BTAR 07BRAR
<b>LEVEL: 5</b>		
<b>COURSE CODE: :</b> ILP510S	<b>COURSE NAME:</b> Introduction to Land Use Planning and Management	
<b>DATE:</b> July 2022	<b>PAPER:</b> Theory	
<b>DURATION:</b> 3 hours	<b>MARKS:</b> 100	

<b>SECOND OPPORTUNITY / SUPPLEMENTARY EXAMINATION QUESTION PAPER</b>	
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<b>INSTRUCTIONS</b>
1. The model answers are used as guidelines only. 2. The information presented by the students will be evaluated on merit.

**THIS QUESTION PAPER CONSISTS OF 7 PAGES** (Including this front page)

**Question 1**

State whether the following statement is true or false. If your answer is "false", please provide the correct answer as well. Each answer counts 2 marks. (20)

- a) In order to produce meaningful plans for land use planning in Namibia horizontal integration is required. This is achieved through the flow of information and regulations from the local "bottom-level" to the national "top-level" and vice versa.
- b) Another element of the public interest which has been pointed out is that planning has been justified on its money-making potential for the national and regional government, this may take the form of the sale of development rights, exaction of development fees, imposition of conditions on development and so on.
- c) The Community Transformation pillar refers to the change the Namibian population is undergoing, a demographic transition. According to the National Development Plan 5 (NDP5) there is potential for demographic dividend for Namibia, therefore the country should choose to accelerate demographic transition through investment in youth, education and health.
- d) The Environmental Assessment Act provides for the appointment of the Environmental Commissioner and the Environmental Officers.
- e) The Lands Tribunal is responsible for a system that registers or transfers and records freehold property rights and other real rights attached to large parts (farms or portions of farms) and small parts (erven) of Namibia's land
- f) Local authority areas within the boundaries of a communal land area do not form part of communal lands.
- g) 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, and they are binding.
- h) The Sustainable Development Advisory Council makes recommendations to the minister considering the preparation, review and implementation of the national spatial development framework.
- i) The aim of the National Land Policy is to resettle eligible people in an institutionally, sociologically economically and environmentally sustainable manner and in such a way that they become self-supporting.
- j) The 1991 National Land conference laid an important foundation for the development of Namibia's legal and policy framework on land reform.

[20]

**Question 2**

Two types of regional planning exist, namely Inter-Regional planning and Intra-Regional planning.

- a) State whether the Integrated Regional Land Use Planning documents (IRLUPs) are examples of Inter-Regional planning or Intra-Regional planning. (1)
- b) Describe your answer, provided in (2a), for an additional four marks. (4)

[5]

**Question 3**

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 (i). (9)

	Description
<b>A</b>	In land use planning the controls over the location, density, use, bulk, forms of construction and occupancy are aimed at ensuring a secure environment for the user and the public.
<b>B</b>	Planning should not only take a preventive role to avoid unequal opportunity but should actually take on an affirmative role to make up for past deficiencies and lack of access, especially regarding housing and community facilities.
<b>C</b>	Land use planning is concerned with the time and distance relationships between locations, in the case of movement of goods, through reduction in time and distance between wholesale and retail areas, retail and industrial areas, and so on.
<b>D</b>	The improvement and better use of the existing housing stock, and the enhancement of community facilities and neighborhood environment.
<b>E</b>	The usual requirement is that the building or buildings should have special architectural or historic merit, ... In practice it is the building façade which will be kept.
<b>F</b>	An emerging issue is the redevelopment or reuse of abandoned, idled or under-used land which have been contaminated. These "brownfield sites" are usually located on prime land which is often adequately serviced but the environmental problems can be serious.
<b>G</b>	The location of enterprises may provide needed service to some but may cause stress to neighbours. In such cases, someone's gain is another's loss. Good planning ensures that decisions are taken to foster the greatest good of the community without local or individual biases.
<b>H</b>	Traditionally hazards in the surroundings such as flooding and landslides are well recognised in land use planning. The more current issues include the location of waste treatment



	facilities and landfill sites.
I	The careful channeling or segregation of vehicular and pedestrian traffic has been considered a major achievement in modern planning. Another consideration is safety against the natural elements and security against crimes.

[9]

**Question 4**

The essential justification for land use planning is the public interest. Discuss the public interest element "Protection of Agricultural Land". (3)

[3]

**Question 5**

Identify the relevant planning documents which are produced and or used by planning officials in each of the three categories of urban planning:

- a) Investigations (1)
- b) Forward Planning and Design (1)
- c) Development Guidance and Control (2)

[4]

**Question 6**

Describe the scope of the Regional Councils Act.

**Note that an answer referring to "Define powers, duties and functions ..." will not receive any marks – it refers to the aim of the act.** (4)

[4]

**Question 7**

Discuss the scope of the Urban and Regional Planning Act. (7)

[7]

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**Question 8**

Environmental Sustainability and Good Governance are two of the four pillars of the current National Development Plan, No 5 (NDP5).

- a) Name the remaining **two pillars**. (2)
- b) Identify **the goals** of the two pillars (refers to your answer provided in 8(a)). (4)
- c) Briefly describe one of the pillars, for an additional two marks. **Provide a heading to indicate which one your answer refers to.** (2)

[8]

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**Question 9**

- a) The development of un- or underutilised land is one of the four pillars (or sub-programs) of the land reform program. Name the remaining three pillars. (3)
- b) Refer to your answer provided in 9(a) and identify the two relevant acts, in terms of which the relevant sub-programs (or pillars) are introduced and implemented. Provide full details (Name & year). (2 X 2=4)

For example:

Pillar/Sub-program	Name of Relevant Legislation
Development of un- or underutilised land.	Act XYZ (year)

[7]

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**Question 10**

**ANSWER ONLY ONE OF THE FOLLOWING TWO QUESTIONS. Provide a heading to indicate which one your answer refers to.**

A] Discuss the scope of the Agricultural Commercial Land Reform Act. (5)

OR

B] Discuss the aim and scope of the Flexible Land Tenure Act. (5)

[5]

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**Question 11**

a) State whether the following statement is true or false: (1)

*“There is no legal framework for the compilation of Integrated Regional Land Use Plans.”*

b) Describe the following two aspects which are focused on during the compilation of IRLUPs:

i. Potentials (2)

ii. Structural Deficits (2)

[5]

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**Question 12**

Sketch a site plan of an erf with the dimensions 20m by 30m. The new owner proposes to convert the existing dwelling on the erf, into offices. A servitude for a pipeline exists.

a) The sketch must illustrate some of the information which should be included on a site plan, in order to allow the relevant officials to evaluate the application for the proposed change in land use. (3)

b) Define the term “servitude”. (3)

[6]

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**Question 13**

Changing the real rights and restrictions attached to a property, where a development guidance and control document is in force, are done by a rezoning or consent application.

- a) Define the term “real rights”. (3)
- b) Explain the approval process for a rezoning application within a local authority area with the necessary accreditation. (6)
- c) An application for a consent use must include among others a SG Diagram. Indicate what the abbreviation SG stands for? (1)
- d) Explain the term “land use compatibility”. (4)
- e) Different zoning mechanisms exists to control land use activities and their intensities. Identify the three mechanisms. (3)

[17]

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