



PROGRAM : NATIONAL DIPLOMA
TOWN AND REGIONAL PLANNING

SUBJECT : **LEGAL PROCEDURES 2**

CODE : **LPS211**

DATE : SUMMER SSA EXAMINATION 2015
7 DECEMBER 2015

DURATION : (SESSION 1) 08:00 - 11:00

WEIGHT : 50 : 50

TOTAL MARKS : 100

ASSESSOR : ADV PJ STEYN

MODERATOR : MR MP LEWIS

NUMBER OF PAGES : 4 PAGES AND 1 ANNEXURE

INSTRUCTIONS : ONLY ONE POCKET CALCULATOR PER CANDIDATE
MAY BE USED.

INSTRUCTIONS TO STUDENTS

1. READ THE QUESTIONS CAREFULLY AND ANSWER ALL QUESTIONS.
2. WRITE NEATLY AND LEGIBLY.
3. THIS IS **NOT** AN OPEN BOOK EXAM.
4. SHOW ALL YOUR CALCULATIONS.
5. SCALE RULERS ARE PERMITTED.
6. CALCULATORS ARE PERMITTED.
7. CELLPHONES MAY **NOT** BE USED AS CALCULATORS.

QUESTION 1:

Briefly discuss the following two era's of Planning legislation.

- Within the discussion you must clearly state what was lacking during the period discussed.
- Also provide the relevant timeframe for this specific periods.

1.1 Very early Planning legislation (10)

1.2 The "Legacy of the Past" (10)

[20]

QUESTION 2 :

Planning should help to overcome certain conflicts within society. List and briefly discuss these conflicts.

[10]

QUESTION 3:

In the foreword to the 'White Paper on spatial Planning and Land Use Management' it is stated that land has three basic characteristics.

3.1 Name the three characteristics. (3)

3.2 What are the basic relationships of humankind reflected in these three statements? (3)

[6]

QUESTION 4:

Name five (5) methods / matters by which parameters are set to seek the best use of land.

[5]

QUESTION 5:

Name six (6) reasons why there is a need for planning control.

[6]

QUESTION 6:

Name four reasons why there is a need to discuss (planning) history.

[6]

QUESTION 7:

When a Town and Regional Planning Consultant compiles a Land Use Management Application there are normally certain documentation that

- needs to be ordered,
- documentation to be drawn up and
- information to be obtained.

List the documentation that would fall under each of the above and indicate where such documentation would be obtained/who are responsible for the drafting of such documentation.

[14]**QUESTION 8:**

**SHOW ALL YOUR CALCULATIONS
USE THE HEIGHT ZONE TABLE PROVIDED (ANNEXURE A)**

Your client has the following property that he wants to develop:

Property Description :	Erf 1550, Tembisa Extension 3
Size :	2,350 m ²
Height Zone :	6
Parking Requirements:	6 parking bays per 100m ²

- 8.1 What is the maximum size of the building that may be erected on the property? (4)
- 8.2 Calculate the number of parking bays that would be required for such a building. (2)
- 8.3 How many dwelling units could be erected on the above-mentioned property if the property was zoned "Residential 2". (2)
- 8.4 Define 'Floor Area Ratio' (3)

[11]**QUESTION 9:**

- 9.1 What will you find in each of the following columns of a normal Town Planning Scheme. (5)

Column 1	Column 2	Column 3	Column 4	Column 5
----------	----------	----------	----------	----------

- 9.2 What is the effect of the information you will find in column (2)

[7]

QUESTION 10:

10.1 Calculate the FAR in the following cases:

Gross floor area	Area of Erf	FAR
2,500m ²	2,000m ²	
20,000m ²	30,000m ²	
500m ²	1,750m ²	

10.2 Determine the area of buildings that can be erected in the following cases:

Area of Erf	FAR	Size of building
1,250m ²	0.75	
1,750m ²	1.8	
3,000m ²	2.50	

10.3 Calculate the area that can be covered by buildings on the following erven:

Area of Erf	Permissible coverage	Coverage
4,000m ²	45%	
1,500m ²	55%	
2,000m ²	70%	

10.4 How many dwelling units can be erected on the following erven:

Property size	Density applicable	Number of dwelling units
1,300m ²	1 dwelling unit / erf	
800m ²	30 units / ha	
7,500m ²	35 units / ha	

[15]

TOTAL = 100

ANNEXURE A

HEIGHT ZONE TABLE

TABLE "H" (continued)

HEIGHT ZONE	NOTATION as shown on the B-series of the Map	HEIGHT (Storeys) Height in different height zones and where the uses or use zones are not specifically mentioned, the height is applicable to all uses	COVERAGE (%) Coverage in different height zones and where the uses or use zones are not specifically mentioned, the coverage is applicable to all uses, except Residential 2	F.A.R. Floor area ratio in different height zones and where the uses or use zones are not specifically mentioned, the floor area ratio applicable to all uses, except Residential 2	Number of dwelling units per net hectare for Residential 2 only
(1)	(2)	(3)	(4)	(5)	(6)
1	(H1) *****	2	-	-	10
2	(H2) *****	2	30	0,4	15
3	(H3) *****	2	30	0,5	20
4	(H4) *****	3	40	0,6	-
5	(H5) *****	2	30	0,35	25
6	(H6) *****	2	40	0,8	30
7	(H7) *****	2	60	1,0	-
8	(H8) *****	2	60	1,2	-
9	(H9) *****	3	70	1,4	-