



PROGRAM : NATIONAL DIPLOMA
TOWN AND REGIONAL PLANNING

SUBJECT : PLANNING DESIGN II

CODE : DPS 211

DATE : SUMMER SSA EXAMINATION 2014
4 DECEMBER 2014

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

WEIGHT : 50:50

TOTAL MARKS : 100

EXAMINER : MR Z MBINZA

MODERATOR : MR G ONATU

NUMBER OF PAGES : 3 (THREE) PAGES AND 1 (ONE) ANNEXURE.

2465

INSTRUCTIONS : The use of color pencils to enhance concept drawings.

REQUIRED : A3 drawing and tracing paper; calculators; scale rulers;
colour pencils; koki pens; drawings attached to Answer
Sheets

INSTRUCTIONS TO CANDIDATES

- PLEASE ANSWER ALL QUESTIONS
- YOU MUST SHOW COMPETENCY IN THEORY, CONCEPT AWARENESS, LOCATION, DESIGN LAYOUT AND SCALE.
- PREPARE YOUR A3 SHEETS APPROPRIATELY WITH YOUR NAME ON THE FIRST PAGE.
- READ THE PAPER AS A WHOLE BEFORE YOU START

QUESTION 1: SUBDIVISIONAL LAYOUT PLAN

GIVEN: SITE ABCDEFGHA ON THE A3 SHEET.

1.1 Calculate the total area of the site. (5)

1.2 Using a base density of 40 dwelling units per hectare, calculate the erf size and number of residential erven in the proposed development.

(5)

1.3 Complete a Residential Subdivision Layout with supporting non-residential as follows:

- Freehand to scale 1: 2 500
- In accordance with the Hierarchy of Roads and correct orientation
- Show individual erven.
- Provide a group-housing site of approximately 4 000m²

(30)

[40]

QUESTION 2: GROUP HOUSING SITE DEVELOPMENT PLAN

2.1 Use the Group Housing site as provided for in Question 1.3 and redraw it to Scale 1:500. (5)

2.2 Using a deduction of 20% for roads and landscaping, calculate the following Preliminary land use controls:

- Number of units. The units are 8m x 10m and are at ground level only.
- Coverage
- Floor Area
- Floor Area Ratio (F.A.R.)
- Parking requirements: Provide one car port per unit for residents and one open parking bay per unit for visitors. (5)

2.3 Prepare a Site Development Plan (SDP) for the Group Housing development which

accommodates the following:

- Group Housing dwelling units (8m x 10m) at ground level (3 levels)
- 5m x 8m private gardens for units at ground level
- Meandering roadway access - 6m
- Residents and visitors' parking at 1.5 parking bays per unit

(15)

2.5 Present your proposal with respect to the Actual land use controls:

- Coverage
- F.A / F.A.R. / parking.

(5)

[30]

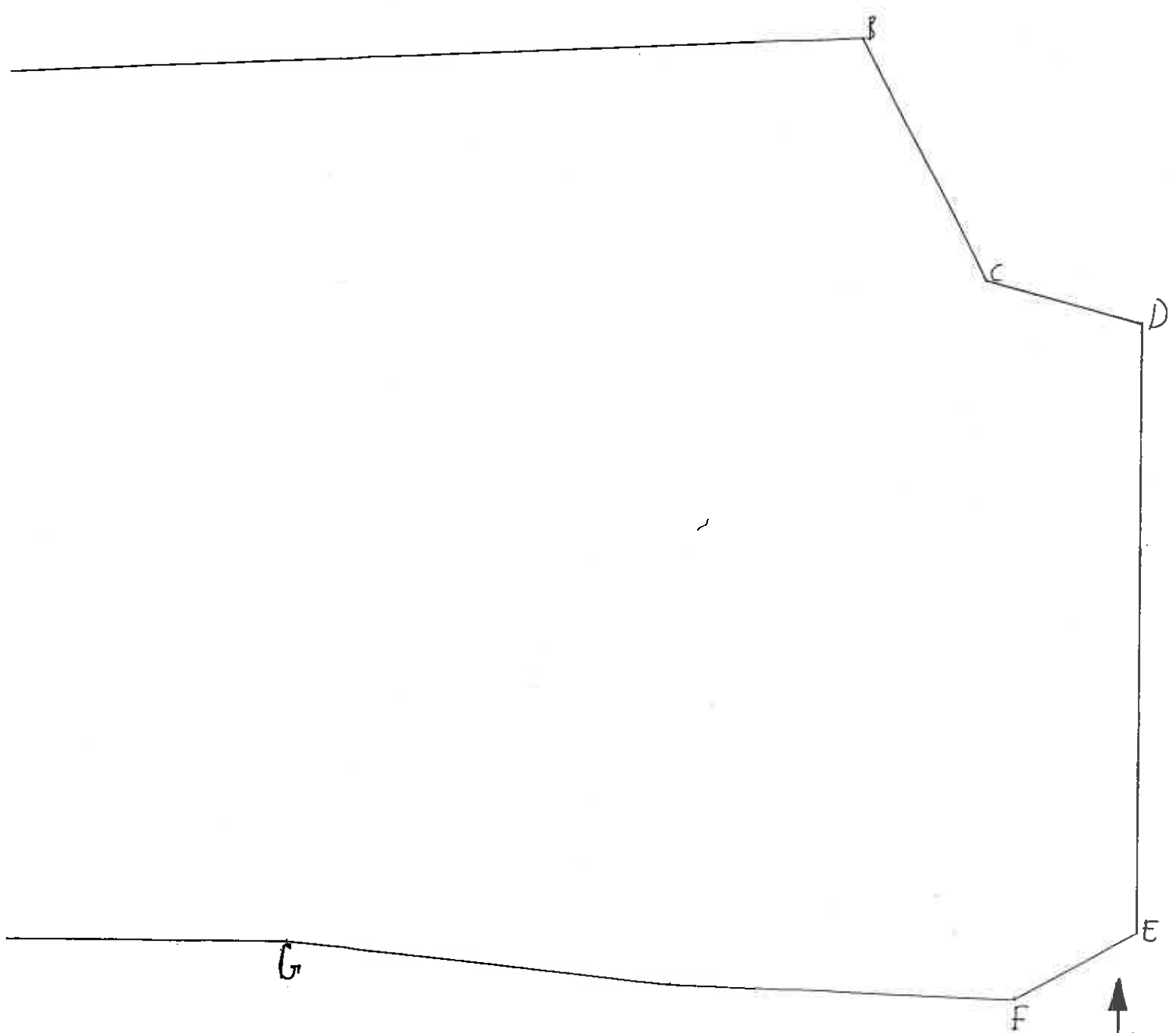
QUESTION 3: THEORY

3.1 Make a case for the prioritization of the street as a space through which crime could be prevented. (15)

3.2 Telecommunications and social media threaten the idea of “place” through their promotion of non-face-to-face interaction. Make a discussion as to how you would not only deal with these threats but also how you would rejuvenate the idea of “place” in your layout design. (15)

[30]

TOTAL = 100



SCALE 1:2500

