



PROGRAM : BACHELORS URBAN AND REGIONAL
PLANNING (BURP)

SUBJECT : **MANAGEMENT IN PLANNING 3B**

CODE : **MGTTRB3**

DATE : 18 NOVEMBER 2019 | SUMMER EXAMINATION

DURATION : 12:30 – 15:30 HRS

WEIGHT : 50 : 50

TOTAL MARKS : 100

ASSESSOR : MRS. VUYISWA LETSOKO
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MODERATOR : MR. ITUMELENG NKOANE
SOUTH AFRICAN PLANNING INSTITUTE

NUMBER OF PAGES : 2 PAGES

INSTRUCTIONS:

- All questions are compulsory.
- Read the questions carefully and present your answer in a clear and logical manner for respective sections of the questions.
- Any question can be answered first, however mark the question number clearly.

- Q1. Management is an indispensable part of human efforts for productive activity, occupation or profession. Discuss, with examples, how various types of management hold the hope for poverty alleviation, improved standard of living and achievement of sustainability in cities. (20)
- Q2. What is a Performance Measurement System? Design performance indicators for measuring integrated urban transportation system for a city like Johannesburg which represents a multi-modal public transportation system like: Taxi's, Metrobus, Rea Vaya, Gautrain among others. (10)
- Q3. Municipal credit rating is a financial indicator to potential investors of debt securities. These are assigned by credit rating agencies such as Moody's, Standard & Poor's and Fitch Ratings. Discuss critical elements in the municipal credit rating for "Management" and "Existing Operations". (10)
- Q4. Drawing on insights from an article by Coetzee (2010) titled *"Not another 'night at the museum': 'moving on'—from 'developmental' local government to developmental local state'"* briefly reflect on the challenges in achieving a developmental local government in South Africa. (20)
- Q5. Technology is fast becoming a key component to the management of urban and rural areas. Discuss how smart technologies can be employed for managing urban and rural areas effectively and efficiently towards smart, sustainable and well-governed cities and towns. (10)
- Q6. Outline at least three key principles for ethical behaviour as per the South African Council for Planners (SACPLAN) code of conduct and discuss what their implications are in the urban and regional planning context. (10)
- Q7. Read the article below and using a matrix structure conduct a SWOT analysis on the project to understand its strengths, weaknesses opportunities and threats.

**CAPE TOWN SELLS R144M LAND FOR 'SOCIAL HOUSING'
19 SEPTEMBER 2018 - BY DAVE CHAMBERS**

The City of Cape Town is planning to sell land valued at R144-million for just R1.8-million to provide 850 new homes. Around 300 of the flats in a R715-million development in Salt River will be "social housing" rented to households earning between R1,500 and R15,000 per month.

Brett Herron, the mayoral committee member for transport and urban development, said nine-storey blocks of flats on 1.4ha next to Salt River Circle would provide affordable accommodation "on the doorstep" of the city centre. "This is the purpose of the development, to mitigate the impact of gentrification on longstanding families from Woodstock and Salt

River who cannot afford to rent or buy properties from the private market due to the unprecedented growth in property values in these areas over the past decade,” he said.

The city council has been embroiled in controversy over the last three years over evictions in Woodstock and Salt River sparked by development plans. Rising property values caused by the success of trendy buildings such as the Old Biscuit Mill have left long-standing residents unable to afford to stay in the suburbs.

“The 300 social housing units would be available to qualifying households who can afford to pay rent of between R625 and R4,866 a month,” he said. Communicare will receive a subsidy of R80-million for building the 300 flats, and also plans 550 homes that will be rented at market prices, 350 parking bays and 2,000m² of shops bounded by Voortrekker Road, Bromwell Street and the railway line.

“This is key to densified social housing projects in Cape Town. This site is currently undeveloped and is associated with anti-social behaviour. The proposed development presents the city with an opportunity to repurpose the site to the benefit of the whole community.”

“The development cost of this city-owned site is considerably higher than would be the case for other social housing developments because it is required to meet the city’s densification objectives given its location, access to public transport services, and proximity to the CBD.”

“Furthermore, a mixed-use development and a higher yield of market-related units, as is proposed by Communicare, would be used to cross-subsidise the units that will be made available to lower-income families at affordable rental. This financial model will also ensure the long-term sustainability of the proposed development.”

Twenty-nine families living in an informal settlement on the land would have to be relocated, said Herron. “Some may qualify for the social housing opportunities that will form part of the development of this site and those who do not qualify will be accommodated in the transitional housing site in James Street which is currently being planned.”

(20)

TOTAL MARKS [100]