



PROGRAM : BACHELOR DEGREE
URBAN AND REGIONAL PLANNING

SUBJECT : **URBAN LAND USE AND DEVELOPMENT PLANNING
2B**

CODE : **ULUTRB2**

DATE : NOVEMBER EXAMINATION
09 NOVEMBER 2019

DURATION : 8:30 – 11:30

WEIGHT : 50: 50

TOTAL MARKS : 100

ASSESSOR : MR. SIPHIWE MBATHA

MODERATOR : PROF. TRYNOS GUMBO

INSTRUCTIONS

1. Answer *all* questions in Section A and B.
2. Choose one question in Section C.
3. The answers will be assessed on the basis of their content and structure.
4. Answer the questions in any order but label them clearly.
5. Be very logical in presenting and in arguing your point.
6. Read each question very carefully before attempting it.

SECTION A

Answer all questions on Section A

QUESTION 1

With the aid of examples from cities of the global South, define the following terms:

- (i) Residential density (2)
- (ii) Greenfield development (2)
- (iii) Sustainable planning (2)
- (iv) Zoning Ordinances (2)
- (v) Greyfield development (2)

[10 Marks]

QUESTION 2

What best describes the following land use categories.

- (i) Land that is partly or completely covered with grass, trees, shrubs, or other vegetations?
- (ii) Piece of land that is undeveloped and is accessible to the public (has no buildings or other built structures?)
- (iii) Land use which warehouses, oil refineries, distribution centres and factories predominates
- (iv) Land used which housing predominates, as opposed to industrial and business areas?
- (v) An area intended for use by profit businesses, such as office complexes, shopping malls, service stations and restaurants?

[10 Marks]

SECTION B

Answer all questions in Section B

QUESTION 3

With reference to urban land use and development planning, briefly discuss the following and give examples in regards to South African experiences in your discussion.

- (i) What are the functions of Urban Planning?
- (ii) What are the activities and processes in urban planning?
- (iii) What are the positive and negative impacts of urban land use development?

[20 Marks]

QUESTION 4

Compare and contrast any two urban land use models; with the aid of clear illustrations and concrete examples of applications in South Africa.

[20 Marks]

QUESTION 5

A site has been identified for the development of business purposes and Town Planning services are required for a successful development.

The site measuring 90000m^2 is zoned "Business 1" in terms of the Johannesburg town planning scheme with a height restriction of 3 storeys and floor Area Ratio of 0,8. Basement parking being allowed.

- A dwelling unit is deemed to be 40m^2 in terms of the Johannesburg Municipality By-laws
- There are 5 restaurants on site measuring $(3(250\text{m}^2), 300\text{m}^2$ and $420\text{m}^2)$
- There are 3 shops on site measuring 5000m^2 each
- There is 15000m^2 of offices and 1000m^2 medical consult rooms on site.

1. What is the maximum number of dwelling units that can be accommodated on site if the remainder of the area is to be used for residential purposes?
2. What is the residential density in terms of dwellings per hectare?
3. What is the total parking required? Where parking is required at the following ratios: Give a breakdown per use and the total.
 - (i) 4 parking bays per 100m^2 offices floor area
 - (ii) 6 parking bays per 100m^2 shop floor area

- (iii) 10 parking bays per 100m² restaurants floor area
- (iv) 8 parking bays per 100m² medical consulting rooms

[20 Marks]

SECTION C

Choose and answer one question from below

QUESTION 6

Land Use Management (LUM) generally refers to the officially recognized system that determines and regulates the use of land (Charlton, 2008).

- (i) Briefly give the history and background of South Africa (SA) LUM
- (ii) Discuss the aim and purpose of LUM
- (iii) How is the LUM practised in SA

[20 Marks]

QUESTION 7

Choose one of the following influential scholars in the field of Urban and Regional Planning; briefly discuss the concept/theory, how effective the concept/theory is and where have it been applied in South Africa.

- (i) Ebenezer Howard
- (ii) Clarence Perry
- (iii) Patrick Geddes
- (iv) Patrick Abercrombie

[20 Marks]

QUESTION 8

Choose one of the following land use theories; using relevant local examples explicate and outline the purpose of the theory:

- (i) Central place Theory
- (ii) Agricultural land use Theory
- (iii) Bid rent Theory
- (iv) Urban growth pole

[20 Marks]

TOTAL MARKS = 100