



PROGRAM : BACHELORS DEGREE
URBAN AND REGIONAL PLANNING

SUBJECT : **Urban Land Use and Development Planning
2B**

CODE : **ULUTRB2**

DATE : SUMMER SUPPLEMENTARY EXAMINATION
JANUARY 2019

DURATION : (SESSION 1) 08h30 – 11h30

WEIGHT : 50: 50

TOTAL MARKS : 100

ASSESSOR : MR. SIPHIWE MBATHA

MODERATOR : PROF. TRYNOS GUMBO

INSTRUCTIONS

1. Answer *all* questions in Section A and Section 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 in Section A

QUESTION 1

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

- (i) Zoning (2)
- (ii) Greenfield development (2)
- (iii) Urban land use (2)
- (iv) Land Cover (2)
- (v) Land use Regulations (2)

[10 Marks]

QUESTION 2

What best describe the following definitions of land use categories.

- (i) The art and science of cultivating plants and livestock?
- (ii) A welfare or charitable facility such as home for the aged, indigent or handicapped; a hospital, clinic or nursing home, a sanatorium etc.?
- (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

Urban and Regional Planning is multifaceted and deals with day to day challenges. It contributes by bringing solutions towards serious challenges and providing better functioning and great cities for human habitation.

- (i) What is Urban Land Use and Development Planning?
- (ii) Briefly discuss the history and background of Urban and Regional Planning?
- (iii) Name two influential scholars in the field with their contributions and where have these concepts been applied in South Africa to provide better functioning urban areas?

[20 Marks]

QUESTION 4

One of the earliest theoretical models to explain urban land use is the work of Burgess

- (i) What is the name of the urban land use model and which year was the model established?
- (ii) With relevant illustration, briefly discuss the important features of the model and the relevance it have for present day in South Africa.

[20 Marks]

QUESTION 5

The property is zoned Business 1 with 4 parking bays per 100m² offices floor area and 6 parking bays per 100m² shop floor area.

- Erf size is 22000m
- Coverage is 40%
- FAR is 0.8
- 50% is for offices and 50% is for shops

- (i) How many parking bays are required on site?
- (ii) What is the maximum floor area?
- (iii) List areas excluded from the FAR

Show all calculations

[20 Marks]

SECTION C

Choose one question in Section C

QUESTION 6

Urban and Regional Planning requires procedures, policies and legislative frameworks for a successful development. Briefly discuss the following: Integrated Development Plan (IDP) and Spatial Development Framework (SDF). In your discussion highlight the importance and purpose of a Town Planning Scheme.

[20 Marks]

QUESTION 7

Patrick Geddes is one of the influential scholars in the field of Urban and Regional Planning; name and briefly discuss the importance of concept, and the relevance of this concept to South Africa.

[20 Marks]

QUESTION 8

Using relevant local examples explicate and outline the purpose of the Agricultural Land Use Theory.

[20 Marks]

TOTAL MARKS = 100