



**NAMIBIA UNIVERSITY
OF SCIENCE AND TECHNOLOGY**

FACULTY OF NATURAL RESOURCES AND SPATIAL SCIENCES

DEPARTMENT OF ARCHITECTURE AND SPATIAL PLANNING

QUALIFICATION: BACHELOR OF TOWN AND REGIONAL PLANNING	
QUALIFICATION CODE: O7BTAR	LEVEL: 7
COURSE CODE: LUD721S	COURSE NAME: LAND USE AND DEVELOPMENT MANAGEMENT PRACTICE
SESSION: January 2019	PAPER: THEORY
DURATION: 3 HOURS	MARKS: 100

SUPPLEMENTARY / SECOND OPPORTUNITY EXAMINATION QUESTION PAPER		
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INSTRUCTIONS	
1.	Answer ALL the questions.
2.	Write clearly and neatly.
3.	Number the answers clearly.

PERMISSIBLE MATERIALS

1. Calculator
2. Pen, Pencil & Ruler

THIS MEMORANDUM CONSISTS OF 4 PAGES (Including this front page)

Question 1

- (a) The most common and important outputs of town and regional planning are plans such as the Statutory Plan. Describe the Statutory Plan. (3)
- (b) Legal context for land use regulation varies across countries and levels of governments. However, there are some common themes that are addressed by many land use regulations in many countries. Outline these common themes. (3)
- (c) You have been instructed by the Chief Executive Officer of your Local Authority in Namibia to submit three applications to the Local Authority, NAMPAB and Townships Board. The first application is for the "Permanent Closure of a Portion of a Street", the second one is for the "Rezoning" of a certain erf, and the third application is for the "Deproclamation of an Approved Township". In terms of which legislation are you going to submit the application for the:
- (i) Permanent Closure of a Portion of a Street? (2)
 - (ii) Rezoning? (2)
 - (iii) Deproclamation of an Approved Township? (2)
- (d) Residents in your town have been complaining about how unfair it is for the Local Authority to control the size of their buildings in terms of Floor Area Ratio and Site Coverage. Justify to the residents why it is important to regulate Floor Area Ratio or Site Coverage. (5)
- (e) As a Town Planner for a Local Authority, what criteria would you use to evaluate an application for subdivision? (5)

[22]**Question 2**

- (a) Availability of adequate infrastructure is the precondition for developments. Discuss the adverse effects of over providing the infrastructure. (5)
- (b) Transportation can have an important impact on how land is used. Summarise the five transportation planning steps, in sequence. (5)

[10]**Question 3**

Figure 1 shows the building plans for the proposed dwelling house on "Erf 100". The subject erf ("Erf 100") is zoned as Single Residential in terms of the Town Planning Scheme and measures 250m² in extent. The permissible coverage and Floor Area Ratio (FAR) are 50% and 0.6 respectively, and relaxation of FAR and Coverage is not permitted. In accordance with the said Town Planning Scheme, balconies and terraces are excluded from FAR and Coverage calculations.

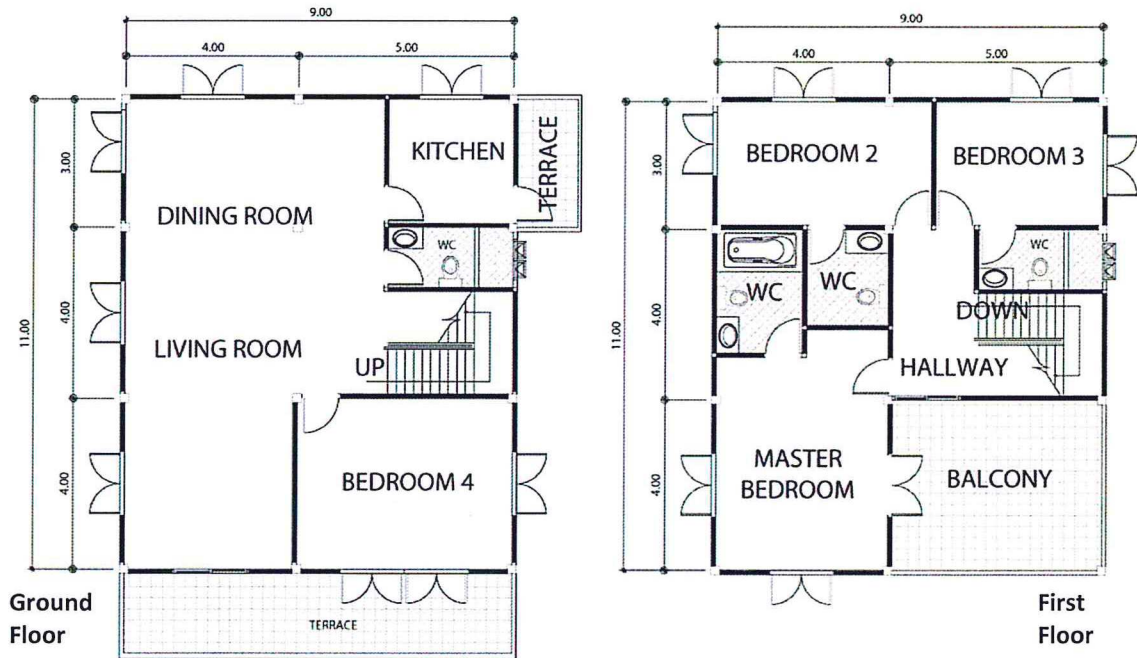


Figure 1
Adopted from TA, n.d.

- (a) Calculate the Coverage of the building plans in Figure 1. (4)
 - (b) Calculate the FAR of the building plans in Figure 1. (4)
 - (c) In accordance with FAR and Coverage only:
 - (i) Determine whether you will recommend the above building plans in Figure 1 for approval or not. (1)
 - (ii) Motivate your answer in Question 3(c)(i) above in one statement. (1)
- [10]**

Question 4

- (a) You have been appointed to identify a suitable site (within your local authority’s area of jurisdiction) for a proposed industrial park geared toward manufacturing goods for export. Outline the nine general locational standards (or principles) that you will apply in selecting a site for the proposed industrial development. (9)
- (b) Traditional Specifications and Performance Standards are the two types of standards that land use planners rely on to make the right decisions. Explain briefly the shortcomings of using standards in land use planning. (6)

[15]

Question 5

- (a) Explain the unhidden purpose of Zoning when it was first introduced in the United States of America (USA). (9)

- (b) Zoning is the predominant development control instrument and is considered as a form of “police power”. Clarify the term zoning as a form of “police power”. (3)
- (c) Form Based Zoning is one of the forms of zoning and a newer interpretation of land use planning. Identify the shortcomings of Form Based Zoning. (3)
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- [15]**

Question 6

- (a) Your Local Authority would like to reuse a developed but underutilised heavy industrial land (brownfield). What are some of the problems of redeveloping brownfields? (4)
- (b) As a Town Planner of a Local Authority which techniques will you encourage your Council to use in promoting infill development? (5)
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- [9]**

Question 7

- (a) Motivate your Local Authority why a Land Use Suitability Analysis must be conducted for a particular development prior to Council making a decision. (3)
- (b) How will you carry out the Land Use Suitability Analysis? (3)
- (c) Explain the significant impacts that urban development can have on local and regional hydrology. (4)
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- [10]**

Question 8

You are tasked to carry out an exercise to determine how much land is required to accommodate housing needs in a city.

- (a) Identify the technique that you will use in undertaking this exercise. (1)
- (b) Outline the steps that you will undertake to carry out the technique you identified in Question 8 (a). (8)
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- [9]**

END...

TOTAL MARKS

100